

DELEGATED DECISION REPORT

HPK/2023/0377
Valid 06/09/2023

13 HARTINGTON ROAD
BUXTON

REPLACEMENT ROOF AND
FRAMES TO SIDE ELEVATION
CONSERVATORY ONTO
EXISTING BASE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage – conservation area
- Design

DESCRIPTION OF SITE

13 Hartington road is a semi-detached dwellinghouse of four storeys (with basement). The property is constructed of natural stone and a slate roof. The property benefits from a large plot, projecting to the south-west of the dwellinghouse. This includes a large sweeping drive with substantial parking provision.

A timber framed conservatory is located to the side of the dwellinghouse, with a single pitched roof. The existing conservatory is finished in a white paint with a green internal finish.

PROPOSAL

Planning permission is sought for a replacement to the existing conservatory. The design is to be unchanged. However it is proposed to be constructed of a green upvc.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4

Section 12
Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/7356 - For Proposed Change Of Use - Flat To Bakery APPROVED

HPK/0001/8225 - For Proposed Conversion Of 2nd Floor To Flat APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 17/10/2023
Neighbour consultation period ends: 04/10/2023
Press Advert: 12/10/2023

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

N/A

HPBC Conservation Officer

No objection subject to conditions

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Buxton. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design and heritage

Section 16 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The Adopted Residential (SPD) (2005) chapter 9 states that "extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed."

The High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The proposed conservatory will match the design of the existing conservatory. The only change in design is in the material. The proposed conservatory will be finished in green UPVC. The conservatory will not be visible from the street scene and no objections have been raised by the HPBC Conservation Officer. A number of conditions have been recommended. However, not all of these are considered reasonable or necessary, given that the building is not listed.

The frame design, colour, finishes and materials are specified on the plans and are found to be acceptable. Door and window openings are as per the existing structure. Requiring details of fittings and fixtures and method of fixing to the stone wall is not considered to be reasonable for an unlisted building.

In light of the above there are no design and heritage concerns.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed conservatory will replace an existing conservatory and will not increase in size, nor introduce any new glazing. The proposed conservatory is well shielded by the original dwellinghouse and the existing boundary treatments.

As such there are no amenity concerns.

Highway Safety

The proposal will not increase the demand for parking at the application site. Nor will it impact upon existing parking provision. As such there are no highway safety concerns.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays or surface water run-off from the site. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 30th October 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council