

DELEGATED DECISION REPORT

HPK/2023/0359
Valid 07/09/2023

**1 DENTON HOUSE,
FAIRFIELD ROAD, BUXTON,
DERBYSHIRE, SK17 7DL**

**REMOVAL OF EXISTING UPVC
CONSERVATORY AND
REPLACEMENT WITH A
SINGLE STOREY EXTENSION
REBUILDING OF THE
EXISTING DORMER
BEDROOM ON THE REAR
ELEVATION (FULL -
HOUSEHOLDER)**

MAIN ISSUES

- **Principle of Development**
- **Design Considerations**
- **Impact upon Residential Amenity**
- **Highway Safety**
- **Nutrient Neutrality**

DESCRIPTION OF SITE

The application site lies within the development boundary for Buxton as defined by the Local Plan policies map. The application site relates to a semi-detached dwelling which is located within an area that is predominantly residential in character. The dwelling fronts Fairfield Road to the west, while the rear boundary backs on to Victoria Park Road. The dwelling sits at a lower level to Victoria Park Road. The site is accessed via a driveway off Fairfield Road, and the property benefits from amenity space to the rear.

PROPOSAL

This application seeks permission for the demolition of an existing conservatory to the rear and its replacement with a single storey extension. The extension would occupy a similar footprint and would include a lean-to roof. The scheme also proposes the replacement of the existing flat roof dormer window within the rear roof slope. The replacement dormer would be similar in scale, although it would be slightly taller with shallow pitched roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S7 Buxton Sub-area Strategy

EQ6 Design and Place Making

Supplementary Planning Guidance/Documents

Residential Design (2005)

High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0260 - Lawful Development Certificate for a Proposed replacement of Upvc conservatory with masonry built extension, addition of a window to the kitchen and rebuilding the existing dormer bedroom to increase the ceiling height -
Withdrawn – 16/08/23

CONSULTATIONS

Publicity

Site Notice expiry date: 18/10/23

Neighbour consultation period ends: 05/10/23

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Buxton as defined by the Local Plan Policies Map, which lies within the Buxton Sub Area. Within such locations extensions to dwellings are acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate, whether an amenity issues would arise, whether there would be an impact upon highway safety, and the impact upon the Peak District Dales Special Area of Conservation.

Design Considerations

Policy EQ 6 requires that all development should be well designed and be of high quality which responds positively to its environment while contributing to local distinctiveness and sense of place.

The application relates to the replacement of an existing conservatory to the side and rear of the dwelling with an extension with lean-to roof. The extension would have a similar footprint to the existing conservatory.

The extension would be modest in overall footprint and scale. Its small scale and single storey nature is such that it would remain subservient to the scale of the host property, which would remain dominant.

The replacement dormer will be of similar scale to the existing although it would be slightly taller and include a shallow pitched roof. The dormer would sit lower in the overall roofslope and the change in scale would not be significant or incongruous on the character and appearance of the building.

The application plot is such that the rear elevation of the dwelling is visible from Victoria Park Road. The dwelling sits lower than this road. The proposed alterations would be visible from Victoria Park Road to the rear. Nonetheless, the overall extent of change compared to existing would be minor and the effect on the streetscene would not be unduly harmful.

The proposed facing materials of the extension would the dormer would be render in mushroom colour or similar, which would match the external finish of the dwelling as existing. The roof of extension would be slate which would match existing.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed extensions includes a limited increase in scale and as such the relationship with neighbouring dwellings would be similar to existing. Given the limited scale of the alterations it is not considered that the proposals would result in any adverse overbearing, overshadowing, or loss of daylight. The ground floor kitchen window would face directly towards the amenity space of the host dwelling, while the dormer window would have the same relationship as existing, which faces over Victoria Park Road.

Highway Safety

The proposed extensions do not result in an increase in bedrooms at the property and as such there is no increased demand for off street parking. Furthermore, there would be no loss of existing off street parking. As such, no highway safety issues would arise.

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. However, the proposal does involve additional hard surfacing and roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof and hardstanding it will not significantly increase run-off from the site and in turn 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

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Declan Cleary
Recommendation Date: 25/10/2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council