

## DELEGATED DECISION REPORT

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HPK/2023/0362  
Valid 23/08/2023

TEMPLEMORE, HARPUR  
HILL ROAD, HARPUR HILL,  
BUXTON, DERBYSHIRE,  
SK17 9NA

SEPARATION OF TWO SEMI-  
DETACHED DWELLINGS INTO  
TWO DETACHED DWELLINGS  
INCLUDING DEMOLITION OF  
INTERCONNECTING OFFICE  
AND BEDROOM WITH MINOR  
INTERNAL ALTERATIONS  
(FULL - MINOR)

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### MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Impact on Highway Safety
- Impact on Trees
- 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 pair of semi-detached dwellings which are located within a predominantly residential area. The site is accessed via a driveway Harpur Hill Road and includes parking areas on hardstanding and private amenity space. The site is well vegetated and includes some trees on and off site which are covered by Tree Preservation Order HPTPO 236.

### PROPOSAL

This application proposes the demolition of an existing link between the two properties. The proposals would result in the pair of semi-detached properties becoming two detached dwellings. A detached garage and store will also be demolished. The scheme also includes some external and internal alterations. A separation of the driveway is also proposed, which would include new areas of hardstanding created.

### 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**

None

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 27/09/23  
Neighbour consultation period ends: 25/09/23  
Press Advert: N/A

#### **Public Comments**

None

#### **Town / Parish Comments**

None received

### **DCC Highways**

The existing dwellings consist of one residential dwelling and one dwelling which is used as self catering accommodation with the proposal being to create two purely residential dwellings, with some minor alterations. Alterations are also proposed to the on site parking layout including a new separate drive to serve plot one.

The existing site access is of a single vehicle width and has restricted visibility in both directions on to Harpur Hill Road. The conversion of plot one from a self catering unit to a residential unit is likely to lead to an increase in vehicle movements at the access; a self catering/holiday let unit is expected to generate some 4 two way movements per day whereas a residential unit is expected to generate 8 two way movements per day. An increase in vehicle trips through an access with restricted visibility is not ideal; however, when considering that there is no history of recorded injury accidents in the vicinity of the site, vehicle approach speeds will be relatively low due to the proximity of the access to the roundabout junction of Harpur Hill Road/Beech View Drive/Berwick Road and that the expected increase in vehicle movements at the access is low, it is considered that the proposal will not have an unacceptable impact on highway safety such that an objection would be warranted.

The internal parking and turning layout is considered to be suitable to accommodate the expected parking and manoeuvring requirements of the two dwellings.

Based on the above comments, there are no highway objections to the application.

### **Tree Officer**

The plans appear to be formalising the parking in comparison to the existing plan.

As the parking spaces are in a location that will likely be within the root protection area of a TPO protected tree can this please be confirmed? Will new hard surfacing be created? Or will the area be left as is?

## **OFFICER COMMENTS**

### **Principle of Development**

The application proposes development relating to two dwellings which are located within the settlement boundary for Buxton as defined by the Local Plan Policies Map. The dwellings relate to one dwelling, and one self-contained holiday let. The scheme does not propose the creation of a new dwelling. Within such locations works to dwellings are acceptable, as a matter of principle, subject to satisfying general development management considerations. The main considerations in this instance whether the design is appropriate, whether any amenity issues would arise, whether there would be an impact upon highway safety, and the effect on trees. In this case the effect on Nutrient Neutrality is also a relevant consideration.

### **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 High Peak Design Guide (2018), at paragraph 5.5 states that, *“All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help”*. The High Peak Residential Design SPD (2005), at 9.0 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”*, and at 9.1 that *“Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”*.

The application proposes the separation of the existing dwellings to create two detached dwellings. The dwellings are currently linked with a narrow two storey link. This link would be demolished. The scheme does not propose any extension to the dwellings. The effect of the works, to remove the central link, would result in both

properties remaining large and would not appear imbalanced or disjointed. The separation would not cause any harm to the character and appearance of the area.

The scheme also includes some external alterations with the creation of new door and works to make good the exposed flank walls. The fenestration alterations are considered to be minor and would not affect the overall character of the buildings. Provided that appropriate materials are used the works would be sympathetic to the resultant buildings.

The site is well contained and not prominent from the surrounding public highways. There would therefore be limited change to the character and appearance of the streetscene.

The use of appropriate materials for new hardstanding areas can be secured via condition.

The scheme also includes the removal of areas of existing vegetation. These are not covered by TPO, the effect on protected trees is considered below. A landscaping scheme would therefore be necessary to supplement those trees/plants removed. Again, this can be secured by condition.

### **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 relationship between the two properties would remain acceptable to ensure that appropriate levels of amenity for each property is retained. The scheme is relatively minor in nature and therefore, the relationship between the dwellings and surrounding properties would remain appropriate. External alterations to the dwellings do not give rise to any concern in this regard.

### **Highway Safety**

Site access onto Harpur Hill Road has restricted visibility. The existing access serves the two properties and this would not change. DCC Highways have considered a scenario whereby the self-contained holiday let would be used as a permanent dwelling. They have raised some concern with regard to this due to the access arrangements. Nonetheless they have raised no objection to the proposed development. In any event, there would be no uplift in dwellings at the site with the proposals merely seeking to separate the two units.

Appropriate levels of off street parking would be provided to serve each dwelling. A new driveway is proposed however this is to be provided off the existing driveway and does not alter the access onto Harpur Hill Road.

### **Trees**

Within and adjacent to the application site are trees which are covered by Tree Preservation Order. The proposed works to the dwellings would not affect the trees by reason of their proximity. However, the scheme does include new areas of hardstanding to provide a driveway and parking to serve the dwellings. There is substantial coverage of hardstanding within the site, although some of the new hardstanding may be located within the RPA of these trees. No tree information has been provided to support the application.

The extent of hardstanding should be informed by Arboricultural information. A pre-commencement condition is therefore necessary for the effect on trees to be determined and any mitigation that may be required. Tree protection measures will also be necessary.

The extent of any new hardstanding, informed by the tree information, can also be secured via condition.

### **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 will therefore increase surface water run-off. However, given the very limited extent of the additional 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: 31/10/2023**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**