

# PLANNING STATEMENT

Rear Dormer above garage to form an additional  
bedroom with en-suite facilities at 1A Holker  
Road, Buxton SK17 6QN.

MPD Built  
Environment  
Consultants Ltd

## **INTRODUCTION**

This planning application is made on behalf of Mr Martin Warlow and relates to the property at 1A Holker Road, Buxton.

This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework. The statement demonstrates the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.

## **THE SITE AND SURROUNDS**

The subject property is a former bakery which was converted into a dwelling in the mid 1990's and has subsequently been extended with the addition of a garage to the side of the main building. The building itself is single storey with the roof area being converted to form an upper storey of living accommodation above.

The property is located on an unadopted private road which serves two residential properties (including the subject property). There is a large retaining wall adjacent the dwelling, with properties above on Hardwick Mount being situated on much higher terrain to those below on Holker Road.

The property is also situated within the Hardwick Conservation Area.



## **THE PROPOSALS**

The proposals are for a rear dormer extension above the garage to form an additional bedroom with en-suite facilities.

The additional accommodation will be accessed from the existing dwelling.

## **PLANNING HISTORY**

HPK/0003/2194 – Conversion of Existing Workshop to Private Dwelling House – Refused 13/01/1993.

HPK/0003/7509 – Extension to Side to Form Garage – Approved 20/10/1998.

HPK/2023/0207 - Lawful Development Certificate for a Proposed - Construction of a bedroom loft conversion over an existing garage attached to an existing house. Two new skylights in front elevation roof to match existing – Refused 21/08/2023.



## PLANNING POLICY

### National Planning Policy

In the first instance it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) published in September 2023. The NPPF is clear that Planning Permission should be granted for development where it accords with planning policy. To this end in

**Paragraph 7** of the NPPF the point is made that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**Paragraph 8** of the NPPF outlines the three strands to sustainable development namely economic, social and environmental objectives. This proposal will provide construction work during the build period, it will provide a new dwelling to assist in tackling the housing crisis and from an environmental perspective it will tidy up an unkempt piece of land that has been the subject of fly tipping. The proposal therefore has significant economic, social and environmental benefits.

**Paragraph 9** reinforces the point that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. This is particularly relevant in relation to this proposal. The site is an infill development which will enhance the street scene as opposed to the current boarded off site which detracts from the amenities of the locality.

The National Planning Policy Framework in **paragraph 11** makes it clear that a presumption in favour of sustainable development is at the heart of national planning policy and where a proposal accords with planning policy then it should be permitted without delay. The site is within an established residential area and therefore from a land use policy perspective is a wholly appropriate development.

**Paragraph 38** of the Framework encourages Local planning authorities to approach decisions on proposed development in a positive and creative way. Using the full range of planning tools available and working proactively with applicants to secure developments that will improve the economic, social and

environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

**Paragraph 47** states that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. They should also be made in a timely fashion and within statutory time periods.

**Paragraph 55** states Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

**Paragraph 56** of the NPPF makes it clear that the Government expects conditions imposed on planning permissions to be kept to a minimum. Conditions imposed also need to meet the six tests of conditions namely are they necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other aspects. Conditions that are required to be discharged before development can commence should be avoided, unless there is clear justification. In this case, it is important to recognise the potential negative consequences such conditions could have in relation to the delivery of the wider project and it is to be hoped the Local Planning Authority take this into account and discuss any conditions prior to imposing them as recommended by the NPPF in the same paragraph.

### Local Planning Policy

The High Peak Local Plan is the development plan for the area and was adopted by the Council in April 2016. The policies relevant to the consideration of this proposal are set out below.

**Policy S1** Sustainable Development Principles states that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change.

**Policy S1a** Presumption in Favour of Sustainable Development reiterates the presumption in favour of sustainable development contained in the NPPF.

**Policy S2** Settlement Hierarchy sets out where development will be concentrated throughout the life of the plan and Buxton as a Market town is identified as a centre for growth.

**Policy S7** Buxton Sub Area Strategy sets out the development strategy for Buxton.

**Policy EQ6** Design and Place Making states that *'All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.'*

In addition to the Local Plan the following Supplementary Planning Documents are also relevant to the consideration of these proposals.

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

## ANALYSIS

The principle of an extension to a residential dwelling is acceptable in planning policy terms and as such accords with the NPPF and Development Plan, subject to the detailed design being acceptable.

The dormer extension is situated above the existing garage, which was granted planning permission in 1998. The garage is situated adjacent a large retaining wall and as the rear window is a bathroom it is glazed in opaque glass therefore there are no issues in terms of overlooking or impact on privacy of neighbouring dwellings.

The dormer will have no impacts in terms of loss of sunlight or overshadowing to neighbouring dwellings either.

The design replicates the existing rear of the property and whilst it is located within the conservation area it is not visible from the street or any other public vantage point. Therefore, its impact on the historic environment is considered to be neutral and as such it is not felt that the proposal will result in any demonstrable harm to the heritage asset of the Hardwick Conservation Area.



## CONCLUSIONS

The proposals are considered to accord with development plans policies adopted by the Council and there are not considered to be any other material considerations which would justify any other outcome but an approval of planning permission in this case. The impact on the character of the conservation area is considered to be neutral and as such will not result in any demonstrable harm to the heritage asset.



