

DELEGATED DECISION REPORT

HPK/2023/0349
Valid 15/09/2023

8 HOGSHAW VILLAS
ROAD, BUXTON
DERBYSHIRE, SK17 7AR

REAR TWO STOREY
EXTENSION TO PROVIDE A
LARGER KITCHEN/DINER TO
THE GROUND FLOOR, A
LARGER BEDROOM TO THE
FIRST FLOOR (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Impact on highway safety
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Buxton as defined by the Local Plan policies map. The site relates to a two storey end terraced property which is located within a predominantly residential area. The site benefits from private amenity space to the rear which can be accessed via an alley way to the rear. Parking is provided on street.

The dwelling has a two storey outrigger and ground floor projection with mono-pitched roof.

PROPOSAL

This application proposes the construction of a part two, part single storey extension to the rear of the dwelling. The two storey element would continue the existing roofslope of the rear outrigger. Similarly, the single storey element would continue the lean-to roof. The extension would infill a small gap to the rear of the dwelling. The extension would provide a larger kitchen/dining area at ground floor level, and a larger bedroom at first floor level. The existing bathroom would be relocated internally.

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/2022/0311 - Rear three storey extension to provide a larger kitchen/diner to the ground floor, a larger bedroom to the first floor and an additional bedroom and bathroom to the second floor – Refused – 23/09/22

CONSULTATIONS

Publicity

Site Notice expiry date: 18/10/23
Neighbour consultation period ends: 10/10/23
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

There are no highway objections to the application

Severn Trent Water

Having reviewed our statutory sewer records, they demonstrate the following sewer with associated protective strip:

- 100mm diameter combined surface water/foul sewer – with a protective strip of 3m either side of the pipe, thus providing 6m across the diameter to the pipe.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement for Buxton as defined by the Local Plan Policies Map. 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, and whether there would be an impact upon highway safety.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

Further guidance for extensions is contained within the High Peak Residential Design Guide SPD (2005), and the Design Guide SPD (2018).

The Residential Design Guide (2005) provides guidance in section 9, and states that extensions should be designed to be subordinate to the main house and that an extension results in a dwelling which is well designed in itself. 9.4 states that extensions should match the prevailing angle of the original roof, and at 9.4.1 it is stated that flat roofs should be avoided due to their ungainly appearance. At 9.8 it is states that extensions should maintain proportion and symmetry and that they should compliment the existing house, not over power it.

The Design Guide SPD (2018) at 5.5 states that extensions should harmonise with the parent building and should respect the dominance of the original building, being subordinate to it in terms of size and massing.

The NPPF also seeks to deliver high quality design in development and, at paragraph 134, states that development which is not well designed should be refused.

The application proposes a part two storey, part single storey extension to the rear of the dwelling. The extension would be modest, infilling the width of a small gap between the existing outrigger and the side of the property. The proposed design of the extension would continue the existing roof pitch of the outrigger and existing single storey lean-to, therefore respecting its proportions and symmetry. The scale of the extension would remain subservient to the host dwelling which would remain the dominant element.

The dwelling has a small yard at the rear, some of which would be lost as a result of the extension. Nonetheless, the extension is well contained by the existing development with sufficient space remaining undeveloped within the plot. The extension would not result in an overdevelopment of the site.

The rear of the dwelling is visible from the alleyway to the rear and from nearby public highways. The proposed extension would appear as a continuation and rationalisation of the existing roof form. Therefore, the extension would not appear prominent or incongruous from public vantage points.

The effect on the character and appearance of the host dwelling and surrounding area would be acceptable. The proposals would therefore comply with Policies S1 and EQ6 of the Local Plan, Design SPD's and NPPF.

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 application site is an end terraced property with existing rear projections. The proposals would not result in any additional built form adjacent to its attached neighbour, No.6. Therefore, there would be no amenity issues arising with this property.

A detached property, known as The Cottage, is located to the east of the site. The majority of additional bulk and mass is provided adjacent to the eastern boundary with The Cottage. The siting of The Cottage is further south than the application site and as such much of its flank elevation faces towards the application site. There are no openings to habitable rooms within this flank elevation. Due to the juxtaposition between the two properties, and the modest nature of the extension, the proposals would not result in any loss of daylight/sunlight to habitable rooms within that property. Furthermore, the proposed extension would not be sited immediately adjacent to the private amenity space for The Cottage and therefore no adverse overshadowing or overbearing would arise.

The scheme proposes a repositioned first floor principal opening to serve the bedroom. It is not considered that the relocation of this opening would result in an adverse loss of privacy to habitable rooms to the properties opposite, as there is not a directly facing relationship. While the alley way is a public thoroughfare which lessens the sensitivity with regard to overlooking and privacy.

Highway Safety

While the site has no off street parking, the proposal would not increase the number of bedrooms within the site. Therefore, no highway safety concerns are anticipated and DCC Highways have confirmed that they raise no object to the development.

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 roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof and the fact that the area is already hard surfaced 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: 09/11/2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council