

DELEGATED DECISION REPORT

HPK/2023/0241
Valid 20/09/2023

80, VICTORIA PARK ROAD,
FAIRFIELD, BUXTON,
DERBYSHIRE, SK17 7PE

PROPOSED FRONT PORCH
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact on the streetscene
- Neighbour privacy & amenity

DESCRIPTION OF SITE

The site lies within the development boundary of Buxton and lies in the Fairfield part of the town to the east of the town centre. It comprises a two-storey semi-detached dwelling in a street comprising a mix of brick and rendered houses facing directly onto Victoria Park Road. A gravelled garden buffers between the front elevation and the highway, with pedestrian path running along the north boundary.

The other dwellings which lie either side of Victoria Park Road all have modest canopy's over the entrance doors or modest enclosed porches that do not significantly protrude and are of a size that adheres to permitted development constraints.

For the purposes of planning policy consideration, the application site is located within the Buxton Development Boundary. The site is not within a Conservation Area and there are no nearby listed buildings or protected trees which need to be considered.

PROPOSAL

This is full householder planning application for a single-storey front extension which would serve as a porch which can accommodate a double buggy. The extension would project beyond the main front wall of the house and measure 3m x 2.5m = 7.5 sqm. The material finish will be upvc and clear polycarbonate.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development

S2 Settlement Hierarchy

S7 Buxton Sub-Area Strategy

EQ 6 Design and Place Making

Supplementary Planning Document

Residential Design SPD2 Adopted December 2005

High Peak Design Guide Adopted February 2018

National Planning Policy Framework

Including sections -

12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23/10/2023

Neighbour re-consultation period ends: 12/10/2023

Public Comments

No comments received during the determination period

Town / Parish Comments

No comments received during the determination period

OFFICER COMMENTS

Principle of Development

Within the Buxton town development boundary there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, and parking provision.

Design & Visual Impact

The proposed porch would, whilst set back from the highway, would be highly visible from the street. It is considered that by virtue of its material finish comprising upvc and polycarbonate, this would accentuate the visual prominence within the streetscene - visually appearing as a conservatory type structure, added to the front elevation.

The porch is at odds with the conventional porch design, material finish and scale when compared to other porches within the immediate vicinity.

The size of the porch addresses the needs of the family for a porch that can accommodate a double buggy and still function as an entrance to the property. The opportunity to submit amended plans showing a palette of brick/render and slate roof finish to match the host dwelling was dismissed by the applicant due to build costs.

The overall design and finish of the proposed development is considered detrimental to the character and appearance of the area – and not in accordance with policy EQ6 of the Adopted High Peak Local Plan and Supplementary Planning Documents.

Amenity

With regard to residential amenity, the living conditions of neighbouring residents would not be harmed as the porch would be placed a significant distance from other houses hence not causing any overlooking or overshadowing.

Highway Safety & Parking

None

CONCLUSION / PLANNING BALANCE

The principle of the porch is acceptable, it is the design and finish proposed that is not considered to accord with Local Plan policy.

Taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be refused.

OFFICER RECOMMENDATION: REFUSE

Case Officer: P. Twigg

Recommendation Date: 12.11.2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council