

DELEGATED DECISION REPORT

HPK/2023/0339
Valid 22/09/2023

11 HEATH GROVE
BUXTON

SINGLE STOREY REAR
EXTENSION TO WRAP
AROUND TO SIDE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

11 Heath Grove is an end terraced dwellinghouse in the Buxton Built-up Area Boundary. No. 11 is a two and a half storey dwellinghouse, with a front facing dormer window. To rear is a two storey outrigger with small rear dormer window. the rear roof also features a number of Velux roof lights.

The front and side of the curtilage is paved, providing off-street parking provision for 2 -3 vehicles. To the rear the dwelling benefits from a large gardens area with a combination of boundary treatments. The east and southern boundaries have 6ft close board fencing. The western boundary has lower 1M (approx.) fencing.

PROPOSAL

Planning permission is sought for a single storey wrap around rear and side extension. The proposed extension will extend beyond the existing rear elevation, and the side elevation of the existing outrigger. The proposed extension will function as an open plan living space, while also providing space for a small w/c.

A hipped roof, with central roof lantern and 2 velux roof lights is proposed. To the front elevation is a small front facing window. To the rear is a bi-folding door. a side facing glazed door is also proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 05/10/2023
Neighbour consultation period ends: 26/09/2023
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

It is considered that the application will have no highway safety implications and on that basis there are no highway objections to the application

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Buxton. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The Adopted Residential (SPD) (2005) chapter 9 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.”

Paragraph 9.4.1 continues that “Appropriate extensions to the roofline can be made by extending the main roof to the side (a ‘catslide’ roof) or by creating a secondary gabled roof at right angles. In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.”

The proposed extension will act as a wrap around side and rear extension of a single storey. The extension will be finished in materials to match the host dwelling. A pitched roof with roof lantern is proposed. Pitched roofs are favourable to flat roofed alternatives, and the proposed roof lantern will not be visible from the street scene. The proposed windows are designed in keeping with those of the host dwelling.

The proposed will project beyond the existing side wall and may be visible from the streetscene. However, the proposed extension will be sufficiently set back from the principle elevation. A number of the end terrace dwellings along Heath grove have porches which create similar side projecting structures. As such it will not harm the streetscene.

Overall there are no design concerns.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn’t cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The proposed extension will introduce a number of new windows. a new front facing window will overlook the host dwellings driveway. No residential properties are located opposite the application site and so there will not no amenity concerns. To the rear bi-folding doors will be installed. these will be located approx. 29M from the rear elevation of 8a Friar Grove, creating no amenity concerns. A side facing window will face onto the side elevation of no. 10 Heath Grove. This window will be less than the 21M guidance distance from the porch of no. 10. A site visit demonstrated that other ground floor windows on this elevation serve the kitchen of no. 10. Both the kitchen and porch are considered to be rooms where minimal time is spent, and there is a good degree of screening from the existing fence. As such there are no privacy concerns.

The rear elevations on no. 11,10 and 12 are southern facing. As such they benefit from maximum sunlight. The extension will not extend beyond the existing outrigger and therefore there will be no overshadowing of the attached property. The dwelling is sufficiently separated from the neighbour to the other side, by a ginnel to avoid any loss of light to principal windows in it's rear elevation, particularly given the single storey nature of the extension. Therefore there are no concerns regarding overshadowing and lose of sunlight.

Highway Safety

The proposal will not increase demand for parking at the application site, nor will it reduce current off-street parking provision. As such there are no highway safety concerns.

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 or surface water run-off from the site as the extension will be sited on an area of existing hardstanding. Therefore it 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

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 9th November 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council