

DELEGATED DECISION REPORT

HPK/2023/0420
Valid: 01/11/23

1A, HOLKER ROAD,
BUXTON, DERBYSHIRE,
SK17 6QN

REAR DORMER EXTENSION
ABOVE EXISTING GARAGE
TO FORM ADDITIONAL
BEDROOM WITH EN-SUITE
FACILITIES (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact on 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 detached property, which is located within a predominantly residential area just outside of the town centre. The site is located at the end of a small lane off Holker Road. The site benefits from private amenity space to the rear with an integral garage and informal parking to the front. The site lies within the Buxton Hardwick Conservation Area.

PROPOSAL

This application proposes the construction of a dormer to the rear roof slope of the garage. The dormer would be flat roof with facing stonework to match existing. The proposals would provide a bedroom and en-suite.

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
- EQ7 Built and Historic Environment

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Buxton Conservation Areas Appraisal (2007)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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 – 22/08/23

HPK/0003/7509 - EXTENSION TO SIDE TO FORM GARAGE – APPROVED – 20/10/98

CONSULTATIONS

Publicity

Site Notice expiry date: 07/12/23

Neighbour consultation period ends: 07/12/23

Press Advert: 07/12/23

Public Comments

One letter of comments received advising of recent works collision to wall during construction. Would like consideration to be had during construction.

Town / Parish Comments

None received

DCC Highways

There are no highway safety observations to make.

DCC Archaeology

The site itself sits within the Buxton Area of Archaeological interest (DDR8700) however there are no proposed below ground works and so there will be no impact to the archaeological resource. I note that proposed development however also lies within the Buxton Hardwick Conservation area (DDR7086) designated by English Heritage, the pre-cursor to Historic England in 1989. Please therefore consult your own Buildings and Conservation officer on the appropriateness of this application in its setting and also in this regard the suitability of the Heritage Statement for its purpose.

Conservation Officer

No comments

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Buxton as defined by the Local Plan Policies Map. Within such locations householder development is acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate, having regard to heritage assets, whether any amenity issues would arise, whether there would be an impact upon highway safety, and nutrient neutrality.

Design Considerations (including impact on Heritage Assets)

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.

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.

Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance. The application site lies within the Buxton Conservation Area, which is a designated heritage asset.

The proposed dormer would be sited to the rear of the property from the roof slope of the attached garage to the side. The height of the dormer would be no greater than that of the existing garage which itself, is set below the ridge height of the main dwelling. The extension would appear as a subservient addition to the host dwelling, with the existing remaining the dominant part of the building. The extension includes a flat roof and while the roof would not match that of the existing dwelling, the modest scale of the extension, and its siting is such that it would not result in an incongruous addition to the host dwelling.

The rear siting of the development means that views of the extension would be predominantly limited to private spaces. The application site is set much lower than the properties to the west which help to contain the extent of the development.

The extension is proposed to be finished in stonework to match the existing property which is considered to be appropriate. Given the siting and scale of the proposals it is not considered that the development would have an unacceptable effect on the character and appearance of the Conservation Area or elements which contribute towards its significance. The development would therefore have due regard to the Council's duty to conserve Conservation Areas.

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 extension from the existing roof slope would add additional building mass and bulk along the site boundary with the properties to the west on Hardwick Mount. To the rear of these dwellings is their private amenity space. There is a significant change in land levels between the application site and Hardwick Mount, with the latter being sited at a much higher land level. As such the existing dwelling sits much lower than the rear garden of Hardwick Mount, being set higher than the eaves of the existing garage. Therefore, the proposed additions at first floor level would not add any considerable bulk or mass along the boundary to result in overbearing, overshadowing or loss of light to that property. Furthermore, the outlook from rear windows would not be significantly affected to cause harm to the living conditions enjoyed by occupants.

No privacy or overlooking issues would arise from the development.

Highway Safety

The proposal would increase the number of bedrooms at the property. The property currently has an integral garage, which would be retained, and on street parking on the small lane off Holker Road. DCC Highways have raised no concerns with regard to the proposed development and, therefore, it is not anticipated that the development would give rise to any adverse effects on highway safety.

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 involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent the fact that the area is already roofed it will not significantly increase run-off from the site. The proposal also involves additional bedroom and bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore in terms of both foul and ground water it is not considered that the proposal will 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: 20/12/2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council