

DELEGATED DECISION REPORT

HPK/2023/0227
Valid 24/11/2023

71 GRANBY ROAD
FAIRFIELD
BUXTON

CREATION OF DRIVEWAY

(FULL - MINOR)

MAIN ISSUES

- Highway safety
- Design

DESCRIPTION OF SITE

71 Granby Road is a first floor maisonette in the Buxton built-up area boundary. The property has a long stretch of land to the west of the property acting as a residential garden and entrance for no. 71.

PROPOSAL

Planning permission is sought for a dropped curb and creation of a driveway. The driveway will be accessed off Granby Road. the existing hedge will be removed and replaced with a fence.

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: 28/12/2023
Neighbour consultation period ends: 22/12/2023
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/a

Derbyshire County Council Highways

No objection

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 135(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 proposed driveway will remove the existing hedge and replace the existing boundary treatment with a fence. A vehicle gate will be left in the new fence to create a parking bay. Granby Road has a variety of driveways along the street scene which vary in size and visual finish. Large hedgerows, such as the one in situ on the site, are not typical of the street scene. As such the proposed driveway is considered to be in keeping with the street scene.

Amenity

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 proposed driveway will not impact upon the amenity of neighbouring dwellings. The replacement fence is to be the same height as that of the existing hedgerow, as such will not alter any existing amenity standards.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

In regards to highway safety, Granby Road is a non-classified road, typically not required planning permission for the creation of a driveway. However, as the application site is a flat, it does not benefit from any permitted development rights to facilitate the proposed scheme, therefore planning permission has been sought. DCC Highways have not raised any objections to the proposed scheme with the scheme providing an adequate parking space, and visibility splays. 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. The proposed driveway will marginally increase surface water run-off from the site, but the impact of this is considered to be negligible in terms of the SAC as a whole. 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

in conclusion the proposed driveway complies with the relevant policies in regards to Highway safety, design and amenity. No objections have been received, nor have

any highway safety concerns been raised. As such the proposal is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 11th January 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council