

DELEGATED DECISION REPORT

HPK/2023/0314
Valid 04/08/2023

37A, LEEK ROAD, BUXTON,
DERBYSHIRE, SK17 6UE

DEMOLITION OF EXISTING
REAR CONSERVATORY,
REAR GARAGE AND REAR
PRIVATE STABLES TO BE
REPLACED WITH NEW 2
STOREY REAR EXTENSION
TO DWELLING AND
REPOSITIONED DOUBLE
GARAGE TO REAR
COURTYARD/GARDEN,
FORMATION OF RETAINED
PRIVATE CAR PARKING
SPACE TO FRONTAGE WITH
ALTERED STEPS UP TO
DWELLING WITH CANOPY
PORCH THERETO

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity
- Impact on highway safety

DESCRIPTION OF SITE

The application site comprises a two-storey, detached property on Leek Road, Buxton - constructed of reconstituted stone and a tile pitched roof. The house sits above road level, vehicular access is taken directly off Leek Road, and a large hardstanding parking and turning area sits to the rear of the property, with garage and stable buildings.





The property has a driveway accessed off on Leek Road, with garden to front with planted borders, retaining walling and steps to the front door.

The site is within Buxton settlement boundary. For the purposes of planning policy consideration, the application site is located within the Burbage Ward, and it is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

Full planning permission is sought to reconfigure the front garden to create a parking space and steps up to a modest canopy porch that will give the property a focal point for visitors coming to the house. The parking space will be set back off the road and at best be afforded glimpse by traffic passing at speed.

To the rear of the site there is currently a timber stable, and brick detached garage. Both are proposed to be demolished. It is proposed to reposition a new garage located against the rear boundary, this will enable space to be used for manoeuvring vehicles, but also create an area of landscaped garden space for the occupants of the dwelling.

The application also proposes a two storey rear extension that will entail enlarging by 2 metres the rear projection and matched with a second two storey projecting extension (6.48 metres) to be positioned over the footprint of the existing conservatory, this will be tapered to account for the site boundary.

All works will be contained within the site boundary and no element will overhang the boundary. The ground floor living space will be reconfigured and the extension accommodate a new kitchen and dining/day room area. At first floor the existing floorspace will be reconfigured to enlarge bedrooms and accommodate an ensuite and 2m deep inset balcony area to serve the master bedroom.

The orientation of the host dwelling in context with neighbouring properties and the land level differences/ boundary screening and separation distances, means that the side windows proposed at first floor will not result in overlooking or loss of amenity.

Concerns raised by officers with regards the introduction of timber cladding on the rear elevation have resulted in removal as a proposed finish, to be replaced with render to match the colour of the stone. The proposed palette of stone and tile finishes will be sympathetic to the host dwelling.

Note: the stable that was originally proposed to be repositioned on site has been removed from this application, addressing concerns raised by the occupants of a neighbouring property. Instead a stable will be subject of a separate future planning application, to be located in the field behind the dwelling (accessed by the existing field gate into that field).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S7 Buxton Sub Area Strategy
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2023)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 21/09/2023
Neighbour consultation period ends: 04/09/2023

Public Comments

One representation received from occupants of number 37, objecting to the planned proximity of the planned stables to their boundary. Stables removed as a result and an application will be submitted separately to locate them in the field.

Town / Parish Comments

No comments received

Highways Authority

No highway safety comments

Severn Trent

Build over informative suggested

OFFICER COMMENTS**Principle of Development**

Local Plan policy S2 identifies the Buxton as a 'Market Town' where 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, drainage, and parking provision.

Design & Visual Impact

Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The new garage replaces the old and is designed to be positioned furthest away from the house and allows space for vehicles to manoeuvre safely. Size and design of the garage is sympathetic to an urban setting, screened by mature vegetation and fit for purpose.

The proposed landscaped area to the front of the property is designed to create a parking space that will improve accessibility by being located close to the steps leading up to the front of house. The parking will cut into the front garden and be retained by walls, containing visually the parking space. The associated works and landscaping to create the space will not be considered detrimental to the streetscene.

The proposed two storey extension will be added to the rear elevation of the existing dwellinghouse. The extension following discussion with officers render will be used to relieve and complement the stone finish to the build. The extension will be constructed of materials to match and will tie into the roofline of the host dwelling. The extension will be contained centrally within the boundary of the site.

The proposed extension is of a complementary scale and design to the host dwelling and will assimilate to harmonise with the existing dwelling. The design and materials of the proposed extension will not be appreciated from Leek Road and due to the positioning of the property with its neighbouring buildings, the proposed additions will not be overbearing or cause loss of amenity. It is for these reasons that the proposed extensions to the dwelling will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The rear and front gardens are enclosed. The shared boundaries with neighbouring properties are screened with mature planning and fencing. This will prevent any overlooking from ground floor windows



Sufficient space will be maintained between the proposed extension and the dwellings to either side to avoid any overshadowing or breach of the 45 degree line from principal windows. A number of first floor side windows are proposed and it is

considered to be prudent to impose an obscured glazing condition although these appear to be secondary windows or bathroom windows. The proposed garage is a single storey structure, which is located alongside the boundary with the property to the south. However, it is located a sufficient distance from the neighbouring dwelling itself to avoid any adverse impact on amenity and given its location due north, it will not cause overshadowing of the neighbouring garden area. Concerns were raised about the replacement stable but this has been removed from the plans. It is for these reasons the proposed extension will comply with policy EQ6 of the Local Plan.

Highway Safety

Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

The parking and driveway does not raise any highway safety concerns, and with improvements to parking and turning provision it is considered that there will be no detrimental effect on highway safety and the proposal will comply with policy CF6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2023). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 6.2.2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council