

DELEGATED DECISION REPORT

HPK/2023/0492
Valid 22/11/2023

168 LIGHTWOOD ROAD
BUXTON

PROPOSED TWO STOREY
EXTENSION. EXISTING
SHARED ACCESS TO
PROPERTY RETAINED WITH
ADDITIONAL ACCESS VIA
FRENCH DOORS PROVIDED
TO REAR OF THE PROPERTY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to No.168 Lightwood Road, Buxton, a residential two storey semi-detached property that fronts the public highway to the south-west. Due to a sharp change in topography, the property like its neighbours on this side of Lightwood Road, is a split level property, with a lower ground floor to the rear of the site being present in addition to the two storeys visible from the public highway.

The existing garage comprises internal dimensions of 4.6m x 2.9m, with the width of the entrance door just 2.1m. These dimensions fall far short of modern design standards which require single garages to measure 3m x 6m, with each allocated parking space measuring 2.4m x 5.5m.

The property, and semi-detached block as a whole, is finished in a rather unsympathetic peddle-dash render, with concrete tile roof and fenestration finished in UPVC. The domestic curtilage is defined by a private driveway which leads to a single storey detached single garage which has a dual pitched roof and finished in a similar peddle-dash render.

The site is bounded to the south-east by the neighbouring semi-detached property No.166 Lightwood Road, whilst to the north is a recently constructed detached property No.168A following the granting of permission in 2018.

PROPOSAL

The application seeks permission to demolish the existing detached garage with a side extension that reads as a single storey from the front and a two storey from the rear, due to the change in levels.

The Floor Plans show that the ground floor, which has a finished floor level consistent with the existing dwelling, is to function as a bedroom with en-suite bathroom, whilst the lower ground floor will serve a hobby room.

The proposed extension would span a width of 4.7m and depth of 5.0m, adorning a simple form with dual pitched gabled roof, and constructed from materials that match those used in the existing dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ6 Design and Place Making
CF6 Accessibility and Transport

National Planning Policy Framework 2023

Achieving Sustainable Development Chapter 2
Promoting Sustainable Transport Chapter 9
Achieving Well Designed and Beautiful Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2018/0027 1no. detached dwelling (Approved 16th July 2018)

CONSULTATIONS

Publicity

Site Notice expiry date: 15th February 2024
Neighbour consultation period ends: 20th December 2023
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Severn Trent Water

No objections

Derbyshire County Council Highways

The County Council note that the application is for the removal of an existing garage which in turn provides an additional bedroom (3 in total), and although the submitted application form has indicated that parking will not be affected by the proposals, this is clearly not the case.

Therefore, you can request the applicant provides a drawing showing the available on-site parking to ensure that it confirms to the guidelines set out in High Peak Local Plan Appendix 1 which states 3 bedroom – 2 spaces per unit.

Once in receipt of the requested drawing, the County Council will be in a position to provide a formal response.

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing dwellinghouse that lies within the built-up area boundary of Buxton, one of the larger Market Towns in the Borough that lies at the top of the settlement hierarchy under Local Plan (LP) Policy S2 that are the focus for housing and economic growth. The site is not constrained by any statutory designation.

As such, the principle of development is supported subject to an assessment of all planning issues material to the application having regard to relevant local and national planning policies and supplementary guidance.

Design Character and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and

altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The application relates to a relatively non-descript two storey semi-detached property that forms part of a semi-detached block that due to the presence of peddle-dash render, contributes negatively to the character and appearance of the street scene.

The proposed extension is of an appropriate scale and height, having a width that amounts to approximately 50% of the total width of the house, with a principal elevation that is set back behind the principal elevation, and a ridgeline that is similarly set down from the main ridgeline. The proposals would be finished in materials that match those used in the main house, with similarly designed fenestration.

As such, the proposed extension is considered to read as a subordinate and secondary addition that respects the scale and height of the parent building, and by virtue of displaying matching materials respects the character and appearance of the existing building and wider street scene.

Whilst not amounting to a 'high quality' design, given the existing palette of materials, the proposed extension is certainly of an appropriate design for its context, and thus aligns with the design principles set out under LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The site is bounded to the east by the neighbouring semi-detached property No.166 Lightwood Road. Due to the fact that the proposed extension would not protrude beyond either the front or rear elevation, it would not give rise to any harm to the residential amenity of this neighbouring property.

The recently constructed No.168A sits to the north. The side elevation facing the site is characterised by a single storey side gable with no habitable windows in the gable end. The proposed extension would have a rear elevation that is broadly consistent with the rear elevation of this neighbouring property. As such, and given the scale and height of the proposed extension, it is considered that the amenity of this neighbouring property would not be adversely impacted by the proposal, with regards to overbearing impacts, overlooking, loss of privacy, or loss of sunlight.

In light of the above, it is concluded that the proposed extension is consistent with LP Policy EQ6, the High Peak Residential Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF in this regards.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Paragraph 114 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.

Paragraph 115 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The existing dwellinghouse contains 3no. bedrooms which is served by a private driveway and a single garage, that by modern standards, is not sufficient to accommodate a vehicle, given the internal width of the access is only 2.1m.

The proposed extension would result in no overall increase in the number of bedrooms

The Highways Authority have raised concerns regarding the level of off-street parking and that this would be reduced due to the loss of the garage. Whilst it is accepted that the proposed extension would lead to the loss of off-street parking, it is nevertheless the case that the dwelling is located within a highly sustainable location within the built-up area boundary within walking distance of the Town Centre, and is well served by public transport.

Moreover, the garage could be converted to an alternative ancillary domestic use (such as a gym or office) without planning permission, and therefore the loss of the

garage, particularly given its substandard dimensions, can only be given limited weight.

When considering the above, and whilst acknowledging the comments of the Highways Authority, it is judged that given that there is no increase in the number of bedrooms and that the loss of the garage – which is substandard by modern design standards - for an alternative domestic use does not require planning permission, the proposed extension would not result in any adverse impacts to highway safety, in accordance with LP Policy CF6 and paragraph 114 of the NPPF.

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. However, the proposal does involve additional roof area and will therefore increase surface water run-off. However, the fact that the area is already a combination of roof and hard surface it will not significantly increase run-off from the site and in turn 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

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks permission for a two storey split level side extension at No.168 Lightwood Road, Buxton, on a site that lies within the built-up area boundary and not constrained by any statutory designation. The principle of development is therefore supported.

An assessment of the application has judged that the proposal would be of an acceptable design that would preserve the amenity of neighbouring properties, and, when having regard to all relevant material considerations, would not result in any harm to highway safety.

The application thus complies with all relevant local and national planning policies and supplementary guidance and constitutes a sustainable form of development. In line with LP Policy S1a and paragraph 11 of the NPPF the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 15th February 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council