

ELEGATED DECISION REPORT

HPK/2023/0383
Valid 02/01/2024

**BUXTON COUNTY INFANT
SCHOOL, HARDWICK
SQUARE SOUTH, BUXTON,
DERBYSHIRE, SK17 6QB**

**PROPOSED RE-COVERING OF
THE FLAT ROOF IN TWO
AREAS OF THE BUILDING
AND RENEWING WINDOW
UNITS AND SILL HEIGHTS TO
ACCOMMODATE CUT TO
FALLS INSULATION, ALSO
INCLUDE THE INSTALLATION
OF NEW FASCIA BOARDS,
ROOF LIGHTS AND
VENTILATOR UNITS AND THE
REMOVAL AND RE-BEDDING
OF COPING STONES**

(FULL - MINOR)

MAIN ISSUES

- Impact on the character and appearance of the existing building and Conservation Area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

The application site is a primary school located in central Buxton, occupying a site surrounded on three sides by Hardwick Square West, South and East, and at the rear by residential buildings, located within the built-up area boundary as well as within the Buxton Hardwick Conservation Area. The site comprises the main two storey school, a traditional stone-built school building with slate tiled roof, but also extensive flat roof, where the building has been historically extended. The school building is set within playground areas fronting onto the surrounding streets, enclosed by boundary trees.

It is the flat roof section of the school that is subject of this application, the supporting documentation submitted with this application show issues relating to water pooling and ingress causing damage to the fabric of the building, hence the necessity to re-roof the flat roof area, replace rooflights and rainwater goods.

PROPOSAL

Full planning permission is sought to renew the covering to the flat roof to make it water tight but to also increase the thermal performance of the building.

The proposal consists of:

- re-covering the flat roof in two areas of the building and renewing window units and sill heights to accommodate cut to falls insulation, provide new fascia boards to suit cut to falls insulation.
- Provide new rooflights and roof vents on new raised kerb and
- Install new powder coated aluminium rainwater goods.
- Installation of new fascia boards, roof lights and roof vents and the removal and re bedding of coping stones.

The flat roofs being re-covered are located to the rear of the school building. The new covering would consist of a cold applied roofing system on cut to falls insulation. The combined roof alteration covers approximately 147m².



The new roofs will consist of a new roof deck, new air and vapour control, new insulations, new waterproof underlay and a waterproof cap sheet.

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

EQ6 Design and Place Making

EQ7 Built and Historic Environment

CF5 Provision and Retention of Local Community Services and Facilities

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

16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0341 To build a canopy over an existing multi use games area within the schools playground - Approved 2021

CON/2013/0009 Construction of New External Access Ramps – Derbyshire County Council Decision Made

CONSULTATIONS

Publicity

Site Notice expiry date: 02/02/2024

Neighbour consultation: 08/02/2024

Public Comments

One representation received stating:

Request that a condition be attached requiring vehicular access to be maintained at all times to rear of 57, 55 & 53 Market St from Sunday School Lane when considering scaffolding design. Vehicular access to rear of these properties is required for car parking, and it is not possible to access with vehicle via Park Rd due to the severe turning radius at Park Road end of lane.

Town / Parish Comments

No comments received.

Highways Authority

There are no highway authority objections to the application.

Conservation Officer

No comments received.

OFFICER COMMENTS

Principle of Development

Local Plan policy identifies Buxton as a 'Market Town' where there is the main focus for housing, employment and service growth supporting 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, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. 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 alterations respect the character and appearance of the building through an appropriate choice of materials.

The proposed alterations to this building stem from maintenance necessity and seeks to maintain the status quo in terms of aesthetic appearance of the school building – importantly ensuring it's continued use as a municipal building.

The works will be constructed of materials to match, and other than the works to reset the coping stones, will not be visible from the public realm and will have no bearing on the character or appearance of the Conservation Area.

The design and materials proposed will complement the existing building and will not appear visually prominent within the street scene. It is for these reasons that the proposed works will comply with policies EQ6 & EQ7 of the Local Plan and the spirit of the NPPF.

The overall design of the proposed development is considered not to be detrimental to the character and appearance of the Conservation Area.

Amenity

High Peak Local Plan Policies EQ6 and EQ7 seeks to secure development that does not result in unacceptable effects on the amenity of the area or heritage assets by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on the conservation area character and amenity.

The nature of the works, being like for like in nature, should result in no adverse impact, or change to the view/outlook of neighbouring properties.

A letter of representation expressed concern that there will be added light pollution, it is assumed that the neighbour is concerned that the roof lights emit light, as opposed to being windows. This is not the nature of a roof light and any potential for light pollution will not materialise from this proposal. In addition, a resident has raised the issue that ventilation systems may cause noise pollution to the detriment of neighbours. It is not anticipated that mechanical ventilation is part of this proposal, reference to ventilation relates to insulation and vents to improve air circulation, notwithstanding noise nuisance is enforced via environmental protection legislation should noise levels of any units exceed permitted decibel levels.

It is for these reasons the proposed extension will comply with policy EQ6 and EQ7 of the Local Plan.

Highway Safety

The parking serving the school remain unchanged. The highway authority has confirmed that it is considered that there will be no detrimental effect on highway safety and the proposal will thereby comply with policy CF6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

The proposed work will extend the life of the building in the conservation area by taking off any unnecessary weight of the roof structure due to ponding, improve the drainage on the roofs and improve the energy efficiency within the area due to the new insulation. It will also reduce maintenance costs which can then be put towards education or enhances another defective area of the school building.

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: 20.2.2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council