

DELEGATED DECISION REPORT

HPK/2024/0019
Valid 24/01/2024

28 CLIFTON DRIVE
HARPUR HILL
BUXTON

DEMOLITION OF
CONSERVATORY TO REAR
AND CONSTRUCTION OF
INFIL AREA OF PORCH TO
FRONTAGE AND REAR
EXTENSION TO RUN ACROSS
REAR TO ALLOW FOR
INCREASED LIVING
ACCOMODATION FOR
EXTENDED FAMILY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

28 Clifton Drive is a detached dwellinghouse brick and tile. The dwellinghouse has previously been extended and been granted an extension of domestic garden to the rear. The dwellinghouse has a large conservatory located to the rear. The dwellinghouse has a driveway and integral garage, combined this allows for parking of 3 vehicles.

PROPOSAL

Planning permission is sought to remove the existing rear conservatory and construct a replacement wrap around rear extension. The proposed extension will run the width of the dwelling house and extend the width of the rear elevation.

The rear extension will extend 1.85M from the original elevation, where the existing conservatory stands. It will extend 5.59M from the rear of the existing side extension. This will create a level rear elevation. It will feature a single pitched roof with 8 velux roof lights. The rear elevation will have a number of single paned rear facing windows.

It is also proposed to infill the existing porch area to create extra living space to the front of the property.

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

HPK/0001/3560 – For proposed extension of private garden area into temporary grazing land APPROVED

HPK/0002/5868 – Extension to Dwelling APPROVED 13/11/1987

CONSULTATIONS

Publicity

Site Notice expiry date: 26/02/2024
Neighbour consultation period ends: 15/02/2024
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 Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The application proposes to remove the existing conservatory, and replace this with a single storey rear extension. The existing conservatory extends 4.6M from the original rear elevation. The proposed extension will extend 1.85M from the original rear elevation, and 5.5M from the existing side extension, creating a level rear elevation. The rear extension will feature a pitched roof similar in pitched to that of the host dwelling and will be finished in materials to match.

To the front and existing porch will be infilled to form a small front extension. The building will be extended no further forward than the existing porch roof. the existing garage will also be converted into a ground floor bedroom. Overall this presents minimal design change to the existing front elevation. The proposed front kitchen window will match the existing windows on the front elevation. the proposed garage conversion will have glazed bi-folding doors to replace the existing garage door.

Overall there are no design concerns.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

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 Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The existing conservatory extends approx. 4.6M from the original rear elevation. The proposed extension will extend 1.85M from the original rear elevation, creating a reduction in the overshadowing felt by no. 30 Clifton Drive. The 45 degrees is currently breached and the proposed alternative extension will provide an improvement in neighbouring amenity. No side facing windows are proposed towards no.30 and so there will be no privacy concerns.

The property to the other side is a significant distance away from the proposed extension, due to an intervening side garden and is angled at 90 degrees to the application site. As such no amenity impacts will occur with regard to this property.

To the south of the application site is currently a construction site, for the approved Foxlow Fields housing development. HPK/2017/0590 approved reserved matters of the Foxlow fields development, and demonstrates that a footpath will run to the south west of the application site, providing access to the development. The proposed extension will therefore only have the potential to impact upon 2 approved dwellings which will sit behind the proposed extension. The proposed extension will sit well over the recommended 21M (approx. 23M) from the rear of these two approved dwellings, to be known as no.'s 27 and 29 Foxlow Crescent. As such there will be no amenity impact upon the dwellings currently under construction.

The proposed front windows are to be located approx. 35M from the front elevations of no.1 and 3 Clifton Drive and so will not impact upon residential privacy.

The proposed side glazed door to be located in the front extension will face over the footpath leading to the Foxlow Fields development. the footpath is currently bordered by mature hedgerows, protecting privacy. As such there are no public amenity concerns.

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. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1.

Appendix 1 states that 4+ bedroom dwellings require 3 spaces per unit.

The application site currently has 4+ bedrooms on the first floor. The proposed garage conversion will create an extra bedroom and remove an existing parking space. The officers site visit demonstrated that the driveway can host 3 vehicles and allow for turning space. As such the additional bedroom and loss of garage space still provides the 3 spaces required under LP Policy CF 6.

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 or surface water run-off from the site. 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

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 26th March 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council