

DELEGATED DECISION REPORT

HPK/2024/0023
Valid 01/02/2024

6 ARBOR GROVE
BUXTON

FRONT LEAN TO EXTENSION,
FRONT EXTENSION ABOVE
EXISTING PORCH AND
INTERNAL ALTERATIONS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

6 Arbour Grove is a detached dwelling house located within the Buxton built-up-area boundary. Property is finished in a combination of white render, white cladding and artificial stone. The dwelling has a flat roofed, single story porch and garage to the front.

Off street parking is available for 3 vehicles, two on the driveway with a third in the garage.

PROPOSAL

Planning permission is sought for a two storey front extension to replace the existing porch, and a single storey front extension.

The first floor proposal will have a dual pitched roof, and be finished to match the host dwelling. the extension will enlarge the existing third bedroom, but will not add any additional bedrooms.

The single storey element will project in front of the existing living room window. It will be flush with the two storey element and have a single pitched room with skylight.

A skylight is also proposed for the preexisting rear kitchen extension.

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/0001/8988 - For Proposed Kitchen Extension APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 12/03/2024
Neighbour consultation period ends: 27/02/2024
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

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) paragraph 9.4.1 states that “Appropriate extensions to the roofline can be made by extending the main roof to the side (a ‘catslide’ roof) or by creating a secondary gabled roof at right angles. In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.”

The proposed development will project forward of the original principal elevation of the property. A number of other dwelling within the Arbor Grove Cul-De-Sac have been allowed front extension previously, which are now in place (figures 1,2, 3 and 4).

The proposed first floor element is similar in appearance to extension in place at no. 5, no. 16 and no.17 Arbor Grove (figures1 and 2). The first floor extension will project forward of the principle elevation, above the existing porch. The pitched roof follows the pitch of the host dwelling. The propsoed front window is similar in style to that of the existing front elevation and the propsoed side facing window similar to that of the existing side facing window.

The proposed ground floor lean to extension will project forward of the existing living room window and line up with the existing porch. The pitched roof is preferable to the flat roof example at no. 12 Arbor Grove (Figure 4), and emulates the design approved at no 9 including roof light (Figure 3).

Overall the propsoed front extensions are considered to be acceptable in terms of their own design an emulate deign found elsewhere in the street scene.



Figure 1 – google street view capture of No.s 16 and 17 Arbor Grove.



Figure 2 – Image of No.s 5 Arbor Grove.



Figure 3 – image of no. 9 showing existing front extension(approved HPK/2014/0062)



Figure 4 – Image showing flat roof front extension at no. 12 Arbore Grove.

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 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 proposed extensions will bring the principal elevation of the host dwelling forward. The proposed first floor window on the principal elevation and the proposed window of the lean to element will face no. 12 and 13 Arbor Grove. Both proposed front windows will be approx. 31M from the front elevations of no. 12 and 13. This is considered to be above the guidance distance of 21m and will maintain amenity.

A side facing window is proposed in the first floor extension and will face the first floor extension of no. 5 Arbor Grove. The side of no. 5's extension contains no principal windows, as such there will be no amenity impact (figure 2), including from overshadowing. The separation provided by no.5's garage avoids any breach of the 45 degree line to that property and the separation from the boundary prevents any breach of the 45 degree line to the nearest principal windows of the property to the other side.

Overall no amenity concerns in line with EQ6.

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 3 bedroom dwellings require 2 parking spaces per unit.

The proposal will increase the size of the existing 3rd bedroom, but will not add any additional bedrooms. The existing parking provision for 3 vehicles will be maintained. As such excess parking is provided in relation to the guidance of 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: 28th March 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

