

DELEGATED DECISION REPORT

HPK/2023/0502
Valid 21/12/2023

8 COMPTON ROAD
BUXTON

APPLICATION FOR REMOVAL OR
VARIATION OF CONDITION 2 IN
RELATION TO APPLICATION
HPK/2022/0307

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and appearance
- Conservation Area
- Residential Amenity

DESCRIPTION OF SITE

The application site comprises a semi-detached 3 storey dwelling located within the built up area of Buxton. The property is adjoined to no. 6 to the north west and adjacent to no. 10 to the south east. The application relates to alterations to a garage being constructed to the rear and side of the property.

The property is sited within the limits of the Buxton College Conservation Area.

PROPOSAL

Planning permission HPK/2022/0307 was approved in November 2022 for 'Erection of a new detached garage and replacement of windows and door to front elevation of the main dwelling house'. This application seeks to vary condition 2 which relates to the approved drawings and seeks the following changes to the garage:

1. Finished floor level of garage raised by approximately 300mm due to higher than expected existing bedrock level. Bedrock has been scraped, cleaned and the slab laid directly on to the bedrock to minimise additional height.
2. Pitch of garage roof amended from 35 degrees to 45 degrees, leading to increased ridge height. Change in pitch proposed to match that of the original main dwelling front elevation gable.
3. Introduction of circular feature window detail above garage door.
4. reduction in overall length of garage by 1.5m, from 7.96m to 6.46m.

The garage will be externally clad in local stone with a slate tiled pitched roof to match the main dwelling house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy

S7 Buxton Sub-area Strategy
EQ6 Design and Place Making
EQ7 Built and Historic Environment
CF6 Accessibility and Transport

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)
Buxton Conservation Areas Character Appraisal (2007)

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places
Chapter 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0307 – Erection of a new detached garage and replacement of windows and door to front elevation of the main dwelling house – Approved 28.11.22

CONSULTATIONS

Publicity

Site Notice expiry date: 01.02.24
Neighbour consultation period ends: 01.02.24
Press Advert: 01.02.24

Public Comments

Comments from a neighbour raise concerns that the building is nearly completed and that the garage is too high and not in keeping with other garages in the area which observe a 35 degree pitched roof. Also raise concerns about raising the level by 300mm due to bedrock issue, further raises the height of the garage.

Derbyshire County Council Highways

No objection

Conservation Officer

Objection. - The height increase for the garage is not acceptable. It is substantial, and against the masonry of the building it is around 50 of the stone blocks tall - coming in at a total of I estimate to be nearly 5m or more when gauging existing scales of the building, and would sit level with the top of the first floor bay window. This is quite extensive. I will note these measurements aren't clearly annotated on the new proposed drawings.

OFFICER COMMENTS

Principle of Development

The proposal relates to an ancillary garage located within the Built-Up Area Boundary of Buxton as set out within the Local Plan. In such locations, new development will be directed in accordance with Policy S7. This policy does not strictly prohibit developments of this nature

hence and the principal of the proposal is acceptable, subject to the considerations below which includes the impact on the Character of the Buxton College Conservation area.

Design, Character and Appearance and Impact on Character of Conservation Area

The site lies within the Buxton College Conservation Area where Policy EQ7 requires proposals that affect a heritage asset and / or its setting to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.

NPPF para 201 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para 208 requires that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires that, in assessing planning applications in respect to any land or buildings in a Conservation Area the LPA has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The application seeks to vary condition 2 of which relates to the approved drawings and seeks specific changes to the garage:

1. Finished floor level of garage raised by approximately 300mm due to higher than expected existing bedrock level. Bedrock has been scraped, cleaned and the slab laid directly on to the bedrock to minimise additional height.
2. Pitch of garage roof amended from 35 degrees to 45 degrees, leading to increased ridge height. Change in pitch proposed to match that of the original main dwelling front elevation gable.
3. Introduction of circular feature window detail above garage door.
4. reduction in overall length of garage by 1.5m, from 7.96m to 6.46m.

The Conservation Officer has objected to the proposed changes to the garage and is concerned about the height of the garage being too high and competing with the dwelling house.

The Conservation Officer's objection was passed to the Agent for comment and they provided the following response:

- No loss of amenity or overlooking to the adjacent dwellinghouses
- Garage footprint has been reduced by 20% from the previously approved planning application, pushing the front wall 1.5m further away from Compton Road.
- It is worth noting that the boundary wall between 10 Compton Road and 9 Green Lane is a partial retaining structure, with 8 Compton Road sitting at a lower level, even at the highest point to the rear of the property where the garage sits.
- The ridge of the garage roof to 4a Compton Grove, behind 8 Compton Road when viewed from the conservation area streetscene, is higher then the proposed ridge line of 8 Compton Road.
- The design, build quality and position on the site of the proposed garage is much more in keeping with the surrounding historic context than that of the existing (demolished)

- garage that it is replacing, which was a flat roofed, concrete panelled garage that sat much more prominently, in line with the front elevation of the main dwellinghouse
- The proposed amended roof pitch now matches that of the historic main dwellinghouses along Compton Road - in particular no. 8 Compton and the adjacent dwellinghouse no 10 Compton Road.

The garage is located in the southern corner of garden and is set back from Compton Road by c. 23m. Old goggle streetview images show that there was once a single width garage positioned in parallel to the house, which looked dated and possibly an asbestos construction, which has since been removed.

Other garages in Compton Road have been built in a similar position to the rear of the properties with driveway access down the side, examples include immediate neighbouring properties 6, 10 and 12. A such a precedent has been set for garages positioned in this setback location, as it was approved by the previous application. The application proposes a reduced length in the garage from 7.96m to 6.46m and as a consequence it is setback further from the streetscene 23m whereas it was previously 21.4m. Due to the setback location the garage is less prominent in the street scene and does not compete with the main dwelling house due to the distance between the two.

The Conservation Officer is also concerned about the change in the roof height, however the roof will be observing the same 45 degree roof pitch as the dwelling so it could be considered as being more in keeping. Again due to its setback location reduces the prominence and the plans seem to indicate that gates will be installed to the side of the property so the whole structure will not be visible from the streetscene.

It is acknowledged to that there may be a design preference to keeping the garage at the height and pitch as approved but the level of harm to the conservation area from the proposed changes are considered negligible in light of setback location and not significant enough to justify refusing the application on the basis of impact on the conservation area.

It is also accepted that there has been a need to increase the finished floor level of garage by approximately 300mm due to higher than expected existing bedrock level and this change is considered acceptable in the context of the other proposed changes to the shape, height and form of the garage.

Accordingly, the proposal is not considered to be harmful to the character, appearance or significance of the Conservation Area in the context of Paragraphs 205-208 of the NPPF. The proposal therefore complies with the general design and conservation tenets of Local Plan policies EQ6, EQ7, S1 and S7 and those outlined in sections 12 and 16 of the NPPF.

Amenity

Local Plan Policy EQ6 requires that all development achieves a satisfactory relationship with adjacent properties. It must not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

Considering the small scale, single storey nature of the garage, and that the proposed garage will be sited next to a similar feature adjacent to the boundary shared with adjacent no. 10, the proposal would not have a significant, harmful impact on the amenity of the neighbouring properties. There would be no loss of privacy, light or any harmful overbearing impacts to no. 10 adjacent to the property or no. 6 adjoining the site. A new window is proposed to be added

to front of the garage but this is an architectural detail and will provide light and will not result in any overlooking or loss of privacy.

The development is therefore considered to be in accordance with Policies S1, and EQ6, the guidance contained within the Residential Design SPD, High Peak Design Guide, and Section 12 of the National Planning Policy Framework.

Highway Safety

The proposal will not result in any adverse impact on highway safety and will facilitate the provision off street parking. The Highway Authority also raise no objection to the proposal. The application is therefore considered to be acceptable having regard to LP Policy CF6 and paragraph 110 of the NPPF.

CONCLUSION / PLANNING BALANCE

Overall, this planning application is considered to represent an appropriate form of development in this location. The design is considered to be acceptable and there are not considered to be any negative impacts on the amenity of neighbours or future residents, nor would it be harmful to the character and appearance of the Conservation Area. As such the application is recommended for approval subject to the conditions previously mentioned.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Rosie Dinnen

Recommendation Date: 23.04.24

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council