

DELEGATED DECISION REPORT

HPK/2024/0080
Valid 28/02/2024

1 ROCK TERRACE
BUXTON

CHANGE OF USE FROM C1
GUEST HOUSE TO C3
RESIDENTIAL WITH
PERMISSION TO USE AS A
HOLIDAY LET.

(FULL - MINOR)

MAIN ISSUES

- Change of Use
- Nutrient Neutrality
- Impact on conservation area
- Highway safety

DESCRIPTION OF SITE

1 Rock Terrace is an end terraced property located within the Buxton Built-up-area boundary and the Buxton Central Conservation area.

The site is residential property with 6 bedrooms which has a planning permission for a C1 use. No off-street parking is available on site.

PROPOSAL

Planning permission is sought to change the use of the property to a C3 residential use with permission to use as a holiday let. The property has a historic planning permission for use as C1 Guest House. The property will remain physically unchanged.

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
EQ 7 Built and Historic Environment
E 6 Promoting Peak District Tourism and Culture
H 1 Location of Housing Development
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12
Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/4278 - For Proposed Change Of Use Dwelling House To Guest House
HPK/0001/5418 - For Proposed Increase Of Letting Bedrooms From 4 To 7 By
Division

CONSULTATIONS

Publicity

Site Notice expiry date: 26/03/2024
Neighbour consultation period ends: 02/04/2024
Press Advert: 11/04/2024

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No Objection

HPBC Conservation Officer

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.

LP Policy E 6 states that the Borough Council will support the development of Peak District tourism and culture through retaining and enhancing existing serviced

accommodation and support the provision of new serviced accommodation in towns and villages in order to encourage overnight visitor stays.

LP Policy H 1 supports housing development with defined built up area boundaries of towns and larger villages.

The property has a historic permission as a Guest house (C1) and is currently provides as holiday let accommodation (i.e. full house is available to rent, not available on a room per room basis). The proposal seeks to change the use from a guest house (its permitted use) to a residential dwelling C3 with permission to use as holiday let. As such the application is proposing a dual use: C3 dwelling house but also including holiday let, which, based on the scale of the proposals, is considered to be in same use class as a dwelling house. Its use as residential dwelling house accords with local plan policy H1, which supports housing development within built up area boundaries. Likewise its use as a holiday let is supported by policy E 6 which promotes tourism.

Design and Heritage

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.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance. The site lies within the Buxton Central conservation area.

The proposed development will change the use of the existing guest house to a residential dwelling with a holiday let use. This will include no alteration in the buildings existing design or layout. The proposed change in use will remain in keeping with the buildings use as a guest house. The proposal is therefore considered acceptable in terms of design and heritage, and will have no impact on the conservation area.

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 proposed development will not lead to any change in the use of any rooms, nor will it introduce any new window openings or extensions. As such there will be no change to existing amenity and the relationship to surrounding neighbours.

Highway Safety

The current guest house does not have any off street vehicle parking. This will remain as such for the proposed residential/holiday let use. Occupants using the building as a holiday let or as a residential dwelling are more likely to use less vehicles for a stay, than those booking individual rooms at a guest house. 1 Rock Terrace is also located in central Buxton close to local amenities and local bus routes and taxi ranks available

for transport to and from Buxton trains station. As such there are no highway safety concerns.

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, as the number of bedroom will not alter when compared to the existing situation. 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, heritage, amenity, nutrient neutrality 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 : Approval

Case Officer: Rosie Dinnen/ Rachel Robinson

Recommendation Date: 22nd April 2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council