

DELEGATED DECISION REPORT

HPK/2024/0076
Valid 01/03/2024

11 GREEN LANE
BUXTON

PROPOSED REPLACEMENT
AND EXTENSION OF
EXISTING CONSERVATORY
AND NEW PITCHED ROOF
AND REPLACEMENT OF
EXTERNAL TIMBER WALL
CLADDING TO EXISTING
YARD STORE

(FULL - MINOR)

MAIN ISSUES

- Heritage – conservation area
- Design
- Nutrient neutrality

DESCRIPTION OF SITE

11 Green Lane is a semi-detached property of natural stone and slate, located within the Buxton Conservation Area. To the rear the property has a small lean-to style conservatory. Within the curtilage there is also a garage/outbuilding with smaller timber outbuilding attached to the rear.

The property is a former dwellinghouse currently used as children's nursery.

PROPOSAL

Planning permissions is sought for the replacement and extension of the existing ground floor lean-to style conservatory. The proposed conservatory will be painted timber with glazed panels.

An outbuilding roof is also proposed to be replaced with a pitch roof. The timber outbuilding currently has a part pitched roof and part flat roof. It is proposed to extend the pitched roof to cover the entire roof area of the flat roof element. The existing rotten timber cladding will be replaced with stained timber cladding.

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

CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4

Section 12

Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2002/0267 – Single Storey Glazed Canopy to Existing Steps APPROVED

HPK/2010/0063 - Change Of Use Of Existing Garage Into Indoor Playroom For Children APPROVED

HPK/2014/0346 - Proposed Change Of Use - Existing First Floor Flat Into Extension Of Existing Ground Floor Nursery And Alterations To Existing Vehicle And Pedestrian Access. APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 02/04/2024

Neighbour consultation period ends: 25/03/2024

Press Advert: 04/04/2024

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection

HPBC Conservation Officer

26/03/2024

Objection

- Insufficient heritage statement
- Unclear information

19/04/2024

No objection

OFFICER COMMENTS

Principle of Development

LP Policy S 2 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 policies. The site lies within the Buxton College conservation area.

Design

Paragraph 200 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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 proposed outbuilding roof will cover the same footprint in floor area, and will reach the same ridge height. However the pitch will be made shallower to cover the entire roof. As flat roofs are unfavourable, a pitched roof is preferred. The timber cladding will also be replaced with stained timber. This will maintain appearance of a garden shed structure which is not visible from the street scene. As such the outbuilding is considered acceptable.

The proposed conservatory will be of a lean-to style and run the length of the side elevation. The conservatory will have a pitched roof and will not be visible in the street scene. The Conservation Officer has raised no objections to the proposed

design in regards to impact on the conservation area. As such there are no design concerns and the alterations will sustain the importance of the heritage asset.

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 proposed outbuilding alterations will alter the roof, without increasing the overall ridge height. Adjacent to the outbuilding is the rear garden for 4A Compton Grove. 4A is located east of the outbuilding and so there will be no overshadowing onto their garden space.

The proposed conservatory extension runs the boundary with no. 9 Green Lane, which operates as a guest house. The existing conservatory overlooks the rear of the guest house service areas. The existing conservatory already looks out on to this space. As such the element being replaced will not alter existing amenity. The proposed extension will not increase the amount of overlooking onto the guest house, there is a partial close boarded fence which runs alongside where the extended part of the conservatory will be positioned. As such the replacement part of the new conservatory will cause no greater overlooking than existing and the new part will face directly onto the close boarded fence. Although neither properties' are used for residential use the amount overlooking would be unchanged from the present situation.

Highway Safety

The proposal will not increase demand for parking onsite nor will it impact current parking provision. As such there are no highway safety impacts.

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. However, the proposal does involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof it will not significantly increase run-off from the site and in turn 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, nutrient neutrality and highway safety. The development would sustain the heritage asset. 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: Rachel Robinson

Recommendation Date: 25th April 2024

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council