

DELEGATED DECISION REPORT

HPK/2024/0097
Valid 14/03/2024

14, GRETTON ROAD,
FAIRFIELD, BUXTON,
DERBYSHIRE, SK17 7PW

TWO STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity
- Impact on highway safety
- Nutrient neutrality

DESCRIPTION OF SITE

The application site comprises a two-storey, semi-detached property on Gretton Road - constructed of Pebbledash with brick plinth and a red clay tiled roof. The property has been extended and there is also a detached garage set back into the rear garden. The cumulation of previous additions have compromised the rear garden space.

The property has a driveway accessed off on Gretton Road, with gardens to front.

The application site is located within the Development Boundary of Buxton. For the purposes of planning policy consideration, the application site is located within the Stone Bench Ward, and it is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.



PROPOSAL

Full planning permission is sought to demolish existing detached garage and erect two storey side extension, set forward (but not forward of the front elevation) and

stepped down from the apex of the main roof. The extension will accommodate a replacement garage at ground floor and fourth bedroom with ensuite at first floor. The extension will be positioned forward on the existing side elevation enabling the enlargement of the rear garden area; a new porch with steps up (approved under HPK/2023/0289), and landscaped patio and steps to the rear kitchen patio doors.

All works will be contained within the site boundary and no element will overhang the boundary.

The proposed palette of material finishes will entail new pebbledash matching the host property, with grey roof tiles replacing the red (as approved under HPK/2023/0289).

The scheme also includes the provision of off street parking for two vehicles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S7 Buxton Sub Area Strategy
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2023)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0289 To demolish existing detached garage and erect new single storey garage to side of house, including minor external changes to existing dwelling and garden - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 16/04/2024
Neighbour consultation period ends: 05/04/2024

Public Comments

None received

Town / Parish Comments

N/A

Severn Trent Water

Severn Trent Water (STW) advise that statutory sewer records show that they have assets within close proximity to the site or its boundary, the landowner is advised to email STW on building.over@severntrent.co.uk so that they can discuss the proposed works.

Highways Authority

No objection – the driveway is short at 5.1m, a condition was previously requested for the installation of roller doors. This will prevent a parked vehicle from encroaching onto and obstructing the fronting footway.

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies the Buxton as a 'Market Town' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions and alterations should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed two storey side extension incorporates a garage at ground floor and bedroom above, it will be added to the side elevation of the existing dwellinghouse. The extension and other alterations will be constructed of materials to match or

already approved under the recently approved application and will have a hipped roof that reflects the existing roof design of this property. The extension will be contained within the boundary of the site and will be stepped off the fenceline to maintain a pedestrian route through from front to back gardens.

The design of the extension will allow it to be clearly read as an addition but remaining subordinate to the host property. The design and materials of the proposed alterations will complement the existing dwellinghouse and will not appear visually prominent within the street scene. It is for these reasons that the proposed extension will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

The overall design of the proposed development is considered not to be detrimental to the character and appearance of the residential area.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The rear and front gardens are enclosed. The demolition of the garage will take the massing away from the rear shared boundary and improve the outlook from surrounding neighbouring properties. The neighbour to the west has a garage to the side of their property and no habitable windows overlooking the side extension. The windows to the side do not serve habitable rooms (landing and en suite) and the window to the front reflects the existing relationship of windows facing the opposite dwellings across the road, no additional loss of amenity or privacy is envisaged. Due to the distance, juxtaposition, orientation, and scale of the proposed development, it is considered that the proposals would not result in any undue harm to the amenity of occupants of the neighbouring property (No12) or any other neighbours.

It is for these reasons the proposed development will comply with policy EQ6 of the Local Plan.

Highway Safety

Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

The driveway falls short of the usual 5.5m standard, at 5.1m. A condition will be imposed requiring the installation of roller doors or similar, so they do not open outwards, in the interest of highway safety. This will prevent a parked vehicle from encroaching onto and obstructing the fronting footway, so not to adversely affect highway safety and the proposal will comply with policy CF6 of the Local Plan.

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 involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof and the fact that the area already had a garage in a similar location which will be demolished it will not significantly increase run-off from the site. The proposal also involves additional bedroom / bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore in terms of both foul and ground water it is not considered that the proposal will 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

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2023). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 19.4.2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

