

DELEGATED DECISION REPORT

HPK/2024/0101
Valid 19/03/2024

11 ASHFORD DRIVE
BUXTON

RETROSPECTIVE
APPLICATION FOR
RETENTION OF OAK FRAMED
OPEN SIDED PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Highway Safety

DESCRIPTION OF SITE

11 Ashford Drive is a detached dwellinghouse located in the Buxton built-up area boundary. The dwelling is located on a new build development off the Burlow Road in the Harpur Hill area of Buxton. The dwelling is finished in recon stone.

The dwelling has 2 off street parking spaces.

PROPOSAL

Retrospective planning permission is sought for a porch in front of the dwellings main front entrance. The porch is constructed of recon stone and timber. The porch has a dual pitched roof, measuring 3.37M at the ridge line. The porch covers an area of 2.1M by 2.8M.

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/2014/0403 Outline Planning Application For Residential Development For Up To 275 Dwellings, Public Open Space, Creche, Sports Pavilion, Access & Associated Infrastructure, APPROVED

HPK/2017/0613 Application for the approval of reserved matters following outline approval relating to HPK/2014/0403 and the discharge of conditions 12, 14 and 15 of HPK/2014/0403. APPROVED

HPK/2020/0496 Certificate of Lawfulness for a proposed single storey extension to the rear of the property APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 30/04/2024
Neighbour consultation period ends: 11/04/2024
Press Advert: N/A

Public Comments

Objection (0)

Neither (0)

Support (1)

The new porch is totally in keeping with the house and the rest of the estate. It adds some character to an otherwise uniform estate. I fully support this planning application.

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make

Severn Trent

Having reviewed our statutory sewer records, they demonstrate the following sewer with associated protective strip:

- 225mm diameter combined surface water/foul sewer – with a protective strip of 3m either side of the pipe, thus providing 6m across the diameter to the pipe.

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 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 9.5 states that porches are rarely a traditional feature on the front of terraced houses and their introduction requires considerable care because of the disturbance to the main elevation of the house and possible intrusion in the street scene. Porches can sometimes hide interesting door surrounds and are often unacceptable in conservation areas and on listed buildings. In most cases the simpler the porch, the better. Usually a gabled form is preferred, although a lean-to roof may be better on post war houses.

The High Peak Design Guide (SPD) (2018) paragraph 5.9 states that porches must be appropriate to the property and well designed. They rarely look right on small cottages and often spoil terraced properties. They detract from the basic simplicity of such buildings. In these cases, an internal porch is the better solution.

The porch is situated on the principle elevation of a detached new build dwelling and set back from the public footpath. As the dwelling is set slightly back from the building line on Ashford Drive the porch does not project forward of the established line.

Porches are found nearby on a number of dwellings along the Burlow Road (including nearby no.s 160, 162, 171 and 173), which although older properties, are a notable feature. Porches therefore appear as part of the character of the wider Harpur Hill area. The porch under consideration is of a contemporary appearance in keeping with the character of the host dwelling.

Overall there are no design concerns.

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 porch is located as to not cause any overshadowing of nearby dwellings. It is positioned at a sufficient distance from numbers 9 and 15 Ashford Drive, to ensure that there would be no loss of light. As the porch is not fully enclosed it will not be

considered a space in which much time will be spent. As such it will not lead to any overlooking or privacy concerns for neighbouring dwellings.

Overall there are no amenity concerns.

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.

The porch has not intruded upon any existing parking provision, nor does it cause any obstruction to the public highway. The proposal will not increase demand for off street parking on site. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The proposed porch has been found acceptable in terms of design, amenity and highway safety. The proposal has been found in accordance with the policies of the HPBC Local Plan and the NPPF. As such the application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 10th May 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council