

DELEGATED DECISION REPORT

HPK/2024/0130
Valid 15/04/2024

158 LIGHTWOOD ROAD
BUXTON

CONSTRUCTION OF A SINGLE
STOREY BUILDING TO BE
USED AS A SHED.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

158 Lightwood Rd is a semi detached dwellinghouse located within the built-up area boundary of Buxton. The dwelling is of a stone and render finish, with off street parking for one vehicle.

The rear garden is located within the dwellings curtilage, and consists of a large grass lawn with some trees. The garden has a approx. 1.8M fencing, with a partial hedge row boundary treatment.

PROPOSAL

Planning permission is sought for a 5m by 3.4M out building. This building will be located at the rear of the properties curtilage. It will have a dual pitched roof, of 3.78M at the ridgeline and 2.54M at the eaves.

The outbuilding will be finished in timber cladding with cedar single roof.

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/2021/0061 Rear, single storey extension with lean-to roof to create a kitchen/dining area, a new back door to a rear lobby and WC. APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 31/05/2024

Neighbour consultation period ends: 16/05/2024

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

There are no highway authority objections to the application. It is recommended that the shed remains ancillary to the main dwelling and that there are no business operations carried out from the shed without receiving prior written approval and this is conditioned accordingly.

Severn Trent

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property.

However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

100mm to 225mm diameter sewers - 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.

300mm to 999mm diameter sewers - 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.

Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

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. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

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 building will be located to the rear of the curtilage set away from the host dwelling and is a small outbuilding, of a shed like appearance. The building will have two small windows, but with otherwise have the material appearance of a traditional domestic outbuilding/garden shed.

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 outbuilding will be located close to the property boundary with no.160 Lightwood Road. no. 160 has a large 'L' shaped rear garden which wraps around the applications site on both the northern and eastern boundary. No.160 has a metal outbuilding located to the eastern boundary of the proposed location. This building has no windows facing the application site, and therefore will not be overshadowed by the proposed shed.

To the northern boarder there is a approx. 1.8M fence with some vegetation behind. This is towards the rear of the curtilage of no. 160. The curtilage of 160 is on a higher ground level that the application site. As such there will be no overshadowing implications from the proposed outbuilding.

The outbuilding will have two small windows facing the rear of the host dwelling. this will not lead to any privacy concern for neighbouring dwellings.

Overall there are no amenity concerns.

Highway Safety

The proposal is for an outbuilding to serve the host dwelling as an ancillary building. This is not expected to increase the number of bedrooms at the property, or increase demand for parking as the application site. It will also not impact upon existing parking provision. As such there are no highway safety concerns, provided that the building remains ancillary to the host dwelling.

Trees

The proposed shed is located next to a mature evergreen tree. A site visit demonstrated that the foundations for the proposed shed are already in place. As such any potential route damage may have already taken place. The proposed shed is also to be located a sufficient distance as to not interfere with the trees canopy cover.

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. 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, 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: Rachel Robinson

Recommendation Date: 7th June 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council