

DELEGATED DECISION REPORT

HPK/2024/0157
Valid 15/04/2024

34 BUXTON ROAD
NEW MILLS

**PROPOSED GLASSHOUSE
EXTENSION TO THE REAR
WITH NEW EXTERNAL WALL
INSULATION TO THE SIDE
AND REAR. PROPOSED
OPENINGS AND UPVC
WINDOWS REPLACED WITH
WHITE TIMBER FRAMES.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application relates to No.34 Buxton Road, New Mills, a two storey semi-detached residential property that sits south of the highway in a slightly elevated location.

The rear elevation of the property is characterised by a single storey lean-to structure that has an unusual appearance finished in a dark timber with red tiled roof. No planning history exists for this structure.

The semi-detached block shared with No.32 Buxton Road is shown to have a large gable outrigger fronting southwards, with a low boundary wall defining the curtilage. The row of properties that extends eastwards are shown to have gable that face east-west with rear elevations facing southwards.

The site lies within the built-up area boundary of New Mills and is not constrained by any sensitive statutory designations.

PROPOSAL

The application seeks full planning permission to replace the existing single storey timber structure with a proposed glasshouse, supported by timber frames.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ6 Design and Place Making

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework 2023

Achieving Sustainable Development	Chapter 2
Achieving Well Designed and Beautiful Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 11th June 2024
Neighbour consultation period ends: 14th May 2024
Press Advert: N/A

Public Comments

2no. representations supporting the application have been received from neighbouring properties

New Mills Town Council Comments

No comments received

Derbyshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for extensions and alterations to an existing residential property that lies within the built-up area boundary of New Mills, which is not constrained by any sensitive statutory designation. As such, the principle of development is supported subject to all relevant planning considerations.

Design Character and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The application relates to the rear elevation of an existing residential dwellinghouse that is not constrained by any statutory designation and is not exposed to any public vantage point, including from nearby Redmoor Lane, due to intermittent natural vegetation and changes in topography. The existing lean-to structure is at odds with the existing dwellinghouse specifically with regards to its contrasting materials and their colour.

The proposed replacement structure would span half of the large shared gable, contained within the existing curtilage, and be of a modest depth that would read as a subordinate and proportionate extension to the main house. The change in materials, including colour is considered to amount to a visual enhancement of the site, notwithstanding the fact that the proposal would not be visible, and is thus considered to accord with the design principles set out under LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The site is bounded by No.32 Buxton Road to the west. The wall facing this property would be solid, and would thus not result in any overlooking or loss of privacy to this neighbouring property or garden. The large gable shared with the host property is blank, and thus no adverse impacts regarding loss of sunlight occurs as a result of the proposed development.

No.36 Buxton Road sits to the east of the site and has a rear elevation that is situated much close to the public highway. Given that the proposed extension does not extend any further eastwards than the existing extension and the spatial and visual relationship between the two amenity areas, there are not considered to be any adverse impacts to this property arising from the proposed development.

In light of the above, it is judged that the proposed replacement extension will not adversely affect the residential amenity of any neighbouring property, in accordance with LP Policy EQ6, the Residential Design Guide SPD, and paragraph 135 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks permission for a domestic extension to a residential property that lies within the built-up area boundary of a Market Town not constrained by any statutory designation. As such, the principle of development is accepted.

An assessment of the application has found that the proposed extension amounts to an acceptable form of design that respects the existing character and appearance of the dwellinghouse, and would not give rise to any harm to neighbouring residential amenity, thus demonstrating compliance with all relevant local and national planning policies, relevant supplementary design guidance and relevant paragraphs under the NPPF.

As such, the application is considered to constitute a sustainable form of development and therefore in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 12th June 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council