

DELEGATED DECISION REPORT

HPK/2024/0006 Valid 24/04/2024	31 BRUNSWICK HOUSE ST JOHNS ROAD BUXTON	ERECTION OF REPLACEMENT CONSERVATORY (FULL - HOUSEHOLDER)
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MAIN ISSUES

- Design
- Residential Amenity
- Heritage - Conservation Area

DESCRIPTION OF SITE

The application site of 31 Brunswick House, comprises of a two storey detached dwelling set back from the road with a front garden and large driveway with a large rear garden. The site lies within Buxton Park Conservation Area, which is also subject to an Article 4 Direction.

The long rectangular site slopes down towards the southern boundary, beyond which is the registered Grade II* Serpentine Historic Park and Garden. The plot and dwellinghouse are both generously sized, reflecting the characteristics of the surrounding Conservation Area. The house and conservatory are on a slightly higher level than the rear garden. The site is approximately 22m from the rear boundary with the Serpentine Walk, an element of screening exists between the property and Serpentine Walk provided by a variety of mature trees and shrubs located either within the park itself along or close to the rear boundary of the property or within the curtilage of the property itself.

PROPOSAL

The application proposes the erection of a replacement conservatory. The proposed conservatory is to the rear of the property and will extend approximately 4.2m from the rear of the dwelling and will run 3.6m in width, to match the dimensions of the existing conservatory.

Where the existing conservatory is white PVC the colour of the proposed conservatory is Anthracite Grey, a similar to colour to that which has been used on the windows of the neighbouring properties, No. 33 and 33a.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development

EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places
Chapter 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 06/06/2024
Neighbour consultation period ends: 06/06/2024
Press Advert: 10/05/2024

Public Comments

None

Derbyshire County Council Highways

There are no highway authority objections to the application.

Severn Trent

No current public sewers on the property.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Buxton, which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to services and facilities. Therefore, the principle of development is acceptable subject to a detailed assessment of planning considerations.

Design and Heritage

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.

Section 16 Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act also requires special attention to be paid to the desirability of preserving listed buildings and their settings. Substantial harm to or loss of designated heritage assets, including Grade II* registered parks and gardens should be wholly exceptional. The site borders the Serpentine Grade II* historic park and gardens to the south.

LP Policy EQ 6 states that all development should be well designed, of a high quality and responds positively 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 Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The site lies within The Park Conservation Area. The character and appearance of this part of the conservation area is one of detached properties set within generous plots, leaving gaps between buildings.

The existing conservatory is built on a slightly raised platform (approximately 18cm higher than the surrounding main path/patio). The shape and dimensions of the raised platform define the shape and dimensions of the conservatory which would be virtually the same as that existing.

The proposed conservatory is modest in size virtually matching the dimensions of the existing, extending approximately 4.2m from the rear of the dwelling.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1, EQ6, and EQ7, the Residential Design Guide SPD and the NPPF.

The proposal would not result in any harm to the character and appearance of the conservation area.

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 conservatory will be in the same location as the existing and be of the same scale. As such this presents no amenity concerns as the proposed conservatory will not overlook any nearby residential properties. Therefore, the application is considered to be compliant with Local Plan Policy EQ 6, the Residential Design Guide SPD, and the NPPF, with regards to impact on neighbouring residential amenity.

Highway Safety

The proposal will not lead to an increase in bedrooms at the application site, therefore, will not increase demand for off-street parking. Furthermore, the existing provision for off-street parking will not be impacted by the proposal. As such there are no highway safety concerns and the proposal complies with local plan policy CF 6.

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 proposal is considered acceptable in terms of design and amenity and will not result in any adverse amenity impacts and is of acceptable design and is considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF. Additionally, it is considered the proposal would not detract from and have no adverse impact on the character of the Conservation Area. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Jennifer Robb/Rosie Dinnen

Recommendation Date: 18/06/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council