

DELEGATED DECISION REPORT

HPK/2024/0217
Valid 29/05/2024

33 STERNDALE MOOR
BUXTON

PROPOSED TWO STOREY
SIDE EXTENSION
COMPRISING GARAGE AND
BEDROOMS AND LOFT
CONVERSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

33 Sterndale Moor is an end terraced dwellinghouse of pebbledash render and slate roof tiles. The dwelling is located adjacent to the Sterndale social Club, with access road to the rear of other dwellings along Sterndale Moor. The application site benefits from off street parking to the rear and a detached garage.

The dwelling is located within the built-up area boundary of Sterndale Moor.

PROPOSAL

Planning permission is sought for a two storey side extension. Revised plans show the extension to be set back from the principle elevation with reduced ridge line. The extension will have a garage/store on the ground floor with two bedrooms above. It will be finished in pebbledash render and slate tiles to match. A rear dormer is proposed to provide light into the attic space.

Proposed site plan B demonstrates the creation of one off street parking space to the front of the dwelling.

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

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 27/06/2024
Neighbour consultation period ends: 24/06/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Hartington Upper Quarter PC – no objection

Environmental Health

n/a

Derbyshire County Council Highways

Revisions Requested (17/06/2024)
- See public file for full comments

No further comments received following revisions

OFFICER COMMENTS

Principle of Development

LP Policy S 2 identifies Sterndale Moor as a smaller village where only limited development should be allowed to meet local rural needs. Acceptable development must be consistent with maintain and enhancing their distinctive character and appearance. The proposed development relates to a dwellinghouse extension and must hereafter be assessed against relevant policies to determine is the proposal will harm the character and appearance of Sterndale Moor.

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) 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 High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

Sterndale moor is characterised by hipped roof dwellings of pebble dash render. The extension will have a hipped roof to match that of the host dwelling and surrounding area. The proposed extension will appear subordinate in appearance to the host dwelling, due to the reduced ridge line and setting back of the principle elevation.

The rear of the proposed extension will be partially visible from the track which leads to the rear of no.s 3 – 33 Sterndale Moor and the Sterndale Moor Social Club. Mature onsite vegetation and detached garage will obscure much of the rear elevation. While the proposed rear dormer window will be visible from the rear track, and will undoubtedly detract from the character and appearance of the property, it is acknowledged that a large dormer of this nature could be erected under permitted development rights. This fallback is a material consideration.

Overall the proposal is considered to comply with LP Policy S2 and EQ6.

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 Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The proposed extension will be located to the side of the host dwelling adjacent to an access track. It is set a sufficient distance from the Sterndale Moor Social Club as to not lead to overshadowing or overbearing.

To the rear of the application site is a number of detached garages/store, and an access track. The proposed extension and dormer will overlook these garages and

track. However, this is not considered to create a negative impact upon amenity due to the uninhabitable nature of this space.

To the front of the dwelling, the ground floor will consist of a garage/store, and as such will have no amenity impact. The upper floor will serve as a bedroom. This upper floor window will be located approx. 21M from the front elevation of no.34. As such this is considered an acceptable distance to maintain privacy and residential amenity.

Due to the location of the proposed extension no.31 will not be impacted by the proposed extension.

Overall the proposal is considered to comply with LP Policy EQ 6.

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. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1.

Appendix 1 states that ... 4+ bedroom dwellings require 3 spaces per unit.

The proposal will increase the number of bedrooms from 2 to 4 bedrooms. this will require an additional parking space. At present there is a detached garage and parking to the rear allowing for 2 vehicles to park.

DCC highways have raised concerns that the proposed garage will be too small for the minimal vehicle size. As such revised plans have been provided to demonstrate creation of a third off street parking space to the front of the dwellinghouse. This is reaches minimal measurements and is considered acceptable to provide the required 3rd off street parking space.

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 it will not significantly increase run-off from the site. The proposal also involves additional bedroom 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

The development is considered acceptable in terms of design, amenity 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: 22nd July 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council