

DELEGATED DECISION REPORT

HPK/2024/0242 9 TEMPLE ROAD
Valid 13/06/2024 BUXTON

**REORDERING OF SOFT AND
HARD LANDSCAPING TO
FRONT GARDEN. EXISTING
PERIMETER WALLING AND
HEDGING RETAINED.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Conservation Area – Article 4
- Design/Appearance

DESCRIPTION OF SITE

The site comprises a detached property set within a spacious plot. The house sits in an elevated position above Temple Road. The site is situated in the Buxton College Conservation Area which is subject an Article 4 direction which restricts alteration to the property.

PROPOSAL

The application planning permission for hard and soft landscaping works to the front garden. The proposed work include:

- rearrangement of front driveway layout including resurfacing in a permeable resin;
- low wall surrounding driveway and granite setts at driveway entrance and edging;
- reclaimed yorkstone paving and stone steps to the front of the property;
- soft landscaping proposals

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

Supplementary Planning Documents

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

Buxton Conservation Areas Character Appraisal (2007)

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

HPK/2017/0063 - Two storey extension and Juliette balcony, single storey extension room over existing garage. Replace pebbledash with render. Replace windows to front and west elevation, pitched roof to bay window
Approved 13/04/2017

HPK/2017/0460 - Two story extension with juliette balcony, single storey utility room extension.
Approved 3/10/2017

CONSULTATIONS

Publicity

Site Notice expiry date: 19.07.24

Neighbour consultation period ends: 19.07.24

Press Advert: 18.07.24

Public Comments

None

Derbyshire County Council Highways

The proposed alterations will be an improvement over the existing scenario with an additional parking space being provided within the site. With no other alterations proposed to the site access, it is considered that the application will have no detrimental highway impact and on that basis there are no highway authority objections to the application.

Severn Trent Water

Have responded providing advice regarding public sewers.

Conservation Officer

No Objection

OFFICER COMMENTS

Principle of Development

The proposed works would normally constitute permitted development under the general permitted development order. However, this is an Article 4 direction which

relates to Schedule 2, Part 1, Class F which prohibits the installation of hard surfaces without prior approval from the local planning authority. The Article 4 also includes Schedule 2, Part 2 Class A which covers gate, fence, wall or means of enclosure which is also relevant to the proposal which includes some walling in front of the dwelling house.

The principle of the proposals are acceptable, subject to the considerations below which includes the impact on the character of the Buxton College Conservation Area.

Heritage & Design considerations

The site is within the Buxton College Conservation Area. In accordance with the NPPF and local plan policy EQ6 any alterations to the property need to be sensitivity design to ensure the character and appearance of the conservation area is preserved or enhanced.

The Buxton College Conservation Area is included in the Buxton area character appraisal. The properties in Temple Road are discussed in detail and no. 9 is identified as being a neutral building *'these buildings are often 20th century buildings that do not preserve the character of the conservation area in their building design or form, even where they make use of local materials. They are unobtrusive, and do not stand out and usually respect the topography and scale of the surrounding building form'*.

The property sits at an elevated position but its front façade is in part screened by the existing wall and hedgerow to the front of the property, which will remain in the proposed landscaping scheme. The proposals will use high quality materials such as granite and yorkstone paving. The permeable nature of the driveway surface will ensure any run-off is kept to a minimum.

The submitted plans specify a "low wall" but no elevation detail of precise details of height are provided. Therefore these details should be secured by condition.

The proposed works are considered appropriate the site and conservation area setting and therefore satisfy local plan policies EQ6 and EQ7 and the NPPF.

Amenity

As the proposed works are largely aesthetic landscaping works there would be no impact on the residential amenity of nearby properties.

Highways

The proposed alterations to the driveway arrangements will enable vehicles to turn within the site and leave in a forward gear. The Highways Authority have noted that this is an improvement on the current situation. The proposal therefore satisfy the policy requirements of CF6.

CONCLUSION / PLANNING BALANCE

Overall, this planning application is considered to represent an acceptable form of development appropriate to its Conservation Area setting. The proposal accords with local plan policies and the NPPF and is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 07.08.24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council