

DELEGATED DECISION REPORT

HPK/2024/0207
Valid 15/05/2024

15 HEREFORD ROAD
HARPUR HILL
BUXTON

DEMOLITION OF EXISTING
REAR CONSERVATORY AND
REAR GARAGE.
CONSTRUCTION OF NEW 2
STOREY REAR EXTENSION
DROPPING DOWN TO SINGLE
STOREY ADJACENT TO
NEIGHBOUR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential amenity
- Nutrient neutrality

DESCRIPTION OF SITE

The site comprises a semi-detached 3 bedroom house dating from the 1970s. There is a garage setback to the side of the property and the former front garden area has been paved and surfaced with tarmac. A front porch and conservatory have been added but otherwise the property is largely unaltered since construction.

The site is in a residential area within the defined settlement limits of Buxton and it is not within a conservation area.

PROPOSAL

The application proposes a rear extension which would be full width at ground floor and a half width two storey extension. The existing conservatory and garage will be demolished to facilitate the new extensions. The extension will enable a larger kitchen to be provided and the first floor level will be reconfigured to create 3 larger bedrooms plus en-suite.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Documents

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

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 03.07.24
Neighbour consultation period ends: 03.07.24

Public Comments

One neighbour has confirmed their support for the application.

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations within the curtilage of a residential property that lies within the built-up area boundary of Buxton. As such, the principle of development is acceptable, subject to a detailed assessment of all relevant planning considerations.

Design

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. Chapter 9 of the Residential Design Guide SPD contains the following guidance relating to domestic extensions and alterations that are relevant to the assessment and determination of this application:

9.0 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.

9.1 Extensions should be designed so as to be subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.

Chapter 5 of the more recently adopted Design Guide SPD contains further guidance in connection with proposed residential extensions and alterations, with the following paragraphs considered to be relevant:

5.5 All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The single storey ground floor extension would be 5.6m wide and 3.1m deep and would have a single mono pitch roof with a rooflight, with the roof height varying from 2.6m to 3.5m. The two storey element has a gable form and would be 3.5m wide and 3.1m deep. The height to pitch is 5.9m and 4.7m to the eaves.

The proposed materials are brick and tiles to match the existing. The extension would have bi-folding doors at ground level and a window at first floor level to the rear. Two rooflights are proposed on the gable roof plains.

The proposed extension is considered an appropriate form, size and scale and is subordinate to the original dwelling house. The extension would be set in a small amount from the adjoining neighbour (approx. 140mm) and is single storey at this point. The Agent notes that a similar extension was recently approved at 3 Hereford Road (ref. HPK/2022/0354).

The proposals therefore comply with policies S1 and EQ6, the Residential Design Guide SPD and 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 the 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 property has an existing conservatory to the rear which is positioned up against the boundary with 11a which will be removed to facilitate the extension. The proposed extension will keep the same set alignment from the boundary with 11a and extend to the same depth (3.1m) as the current conservatory. Therefore the relationship with 11a is virtually unchanged.

17 Hereford Road is situated at a slightly higher level and is separated by two side driveways and garages. The distance between the side elevation is approximately 4.7m. 17 Hereford Road is situated to the south of the subject site (no. 15) and therefore the proposal is not considered to have any detrimental impacts on the residents of 17 Hereford Road due to the distances and orientation on the properties. The extension is to the rear which will be largely obscured by 17 Hereford Road garage.

In terms of new windows and doors these are proposed on the rear elevation and the new rooflights will only provide additional light and will not cause overlooking concerns. Therefore the amenity of both neighbouring properties will be preserved.

The application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

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 as it will remain a 3 bedroom property. However, the proposal does involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional and the fact that the area is already hard surfaced it will not significantly increase run-off from the site and in turn 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.

Highway Safety

The proposal entails the demolition of the existing single width garage. However, the property is considered to have sufficient car parking to the front and side of the

property which complies with the local plan car parking spaces which requires two spaces for a 3 bedroom property.

The County Highway Authority confirms that they have no highway objections to the proposals. The application is therefore considered to be acceptable having regard to LP Policy CF6 and paragraph 110 of the NPPF.

CONCLUSION / PLANNING BALANCE

For the reasons set out in this report, it is considered that the proposal is an acceptable design and will not result in any adverse amenity impacts. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 07.08.24

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council