

DELEGATED DECISION REPORT

HPK/2023/0334
Valid 22/08/2023

17 ROBERTSON ROAD
BUXTON

SINGLE-STOREY SIDE
EXTENSION HOUSING
KITCHEN, WC AND NEW
ENTRANCE LOBBY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Impact on the character of the conservation area
- Impact on neighbour amenity
- Highway safety
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site comprises a late 19th century semi-detached dwelling constructed from natural coursed gritstone with stone heads and cills and a slate roof. There are traditional bays to the front elevation but there is no front door. The windows are white painted wood and the side door is composite UPVC in sage green. This door is situated to the northern elevation where it is elevated above the basement below and accessed via a series of steps.

The site is within the Buxton College Conservation Area and is subject to an Article 4 Direction.

PROPOSAL

Consent is sought for the erection of a single storey lean to extension to the side 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
S2 Settlement Hierarchy
S7 Buxton Sub-area Strategy
EQ 6 Design and Place Making
EQ7 Built and Historic Environment
CF6 Accessibility and Transport

National Planning Policy Framework

Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/8835 – Conversion of garage and store to holiday cottage – Refused

HPK/0003/2567 – Conversion of existing flat and maisonette into a pair of semidetached dwellings – Approved

HPK/2017/0335 – Single storey side extension to form porch and dining room and excavation at front to include basement access – Approved 17/10/2017

HPK/2018/0487- proposed single storey side extension – revised design to planning approval HPK/2017/0335- Approved

CONSULTATIONS

Publicity

Site Notice expiry date: expires

Neighbour consultation period ends: expired

Press Advert: expired

Public Comments

One letter of support was received from a neighbour stating that the new application provides better privacy between the two dwellings compared to the previous approvals at the site.

Town / Parish Comments

None received

Highways

No objection

Conservation

Originally objected to the development due to inappropriate design. The amended submission was acceptable.

OFFICER COMMENTS

Principle of Development

Section 16 of the NPPF requires LPAs to take account of the desirability of sustaining and enhancing the significance of heritage assets and the positive contribution that the conservation of heritage assets can make to sustainable communities, local character and distinctiveness. The dwelling is within the Built-up area of Buxton where under the terms of The High Peak Local Plan strategic policies

S2 and S7, works such as domestic extensions are acceptable in principle subject to other relevant local plan policies such as those that make provision for design, amenity and the historic environment.

Impact on the Character of the Conservation area

The NPPF places great importance on good design and states that good design is a key aspect of sustainable development. Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and the challenge of climate change – whilst also contributing to local distinctiveness and sense of place. Policy EQ7 confirms the guidance in the NPPF, that heritage asset should be conserved in a manner appropriate to their significance. Development that affects heritage assets should take account of design, form, mass, scale and the use of traditional materials.

The application site is located within Buxton Conservation Area and is supported by a heritage statement. During the determination of the application amendments have been made in line with the conservation officer comments.

The application proposes an lean to extension with glazing within the roof apex to the front and rear. A timber door is proposed to the front elevation with bifolding doors to the rear. The extension proposes elements of contemporary design but also maintains a subservient and respectful relationship with the main dwelling and therefore is now considered to be an acceptable addition. It is not considered that the proposal will result in harm to the significance of the Conservation Area.

Amenity

Policy EQ6 of the High Peak Local Plan makes provision for residential amenity. Development should be well-designed whilst also taking account of its impact upon neighbouring adjacent development by reason of visual intrusion and overlooking amongst other unacceptable effects.

The neighbour with the most potential to be affected is 15 Robertson Road a semi detached dwelling to the north of the application site. The extension is single storey and will cause no greater overshadowing of windows in the gable elevation than the existing dwelling. It does not propose any windows that face this neighbour it is considered that the extension would have an acceptable impact on the amenity of this neighbour.

Highway Safety

With no reduction in off street parking proposed, the development can be accessed safely and will not lead to an increase in on-street parking in accordance with the requirements of Policy CF6 of the local plan.

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. However, the proposal does involve additional roof area 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 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.

CONCLUSION / PLANNING BALANCE

The proposal is considered to be sustainable development under the terms of the NPPF, and complies with the relevant policies of the Adopted High Peak Local Plan 2016. It therefore benefits from the presumption in favour of sustainable development and accordingly is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Rebecca Bowers

Recommendation Date: 13.08.2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council