

DELEGATED DECISION REPORT

HPK/2023/0429
Valid 12/10/2023

**1-2, MOORCROFT,
LISMORE ROAD, BUXTON,
DERBYSHIRE, SK17 9GA**

**ALTERATIONS AND
EXTENSION TO GROUND
FLOOR FLAT**

(FULL - MINOR)

MAIN ISSUES

- Design
- Amenity
- Heritage
- Nutrient neutrality

DESCRIPTION OF SITE

The application relates to an imposing three storey building which has been split into five flats. The application site is located within the development boundary and within the Buxton Central Conservation Area.

To the north the application site is bound by Lismore Road, which serves the private driveway leading to the car park, which is at the rear of the building. To the opposite side of Lismore Road lies The Hawthorns Residential Home which is a large detached building sitting within its own grounds. To the east the application site is bound by Burlington Road, beyond which is the park. To the south the application site is bound by three dwellings known as Thorneycroft, Thorneycroft Cottage and The Old Coach House. To the west the application site is bound by two dwellings.

PROPOSAL

Full planning permission is sought to construct a single storey rear extension to create a dining room off the kitchen, this will enlarge the ground floor living space and improve the functional layout of rooms.

The extension will be pushing out into an enclosed courtyard area. All works will be contained within the site boundary and no element will overhang the boundary.

The proposed palette of material finishes will be sympathetic to the host dwelling and be stone and slated roof to match.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles

S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S7 Buxton Sub Area Strategy
EQ6 Design and Place Making
EQ7 Built and Historic Environment
CF6 Accessibility and Transport

Buxton Conservation Area Appraisal

Supplementary Planning Document

High Peak Design Guide Adopted 2018
Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2021)

Including sections -

12: Achieving well-designed places

16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2006/0727 Division of existing maisonette into two apartments - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 24/11/2023

Neighbour consultation period ends: 16/11/2023

Public Comments

None received

Town / Parish Comments

No comments received

Conservation Officer

Objection stating:

The site concerning this proposal is within the setting of this RPG and within the Conservation Area, in a gateway location lying perpendicular to Burlington Road. Setting and character of the vicinity does not seem to be thoroughly considered, the reliance on deciduous shrubs is not a justification for harm that may be imposed on heritage assets. There is direct line of sight and invisibility from multiple locations along this road and from the RPG as one of the few areas in the town that has rare, marginally flat topography.

The proposal appears to show a generic monopitch extension, appearing to replace what from preliminary investigation is an original and traditionally styled porch type or garden room type structure. Though there is no real analysis of this, the building's style and development and whether this traditional element forms part of the original

grain of the building. Notwithstanding this, the existing appears harmonious, set back within an elevation and contributes to the style and interest of the building.

The building is an original Buxton Villa, tall and imposing and of historic interest forming part of the character of the conservation area. Though not listed, it is well survived and contributes to the historic legibility of the town, with Historic OS maps demonstrating build date to be circa 1880.

As it stands with lack of sufficient information I cannot comment substantially on this scheme and recommend revisions of the supporting information or withdrawal.

Highways Authority

Minor extension to accommodate a dining room. The proposal has no impact on the current onsite parking provision, therefore there are no highway objections to the application.

Severn Trent

No comments received – standard build over informative to be added.

OFFICER COMMENTS

Principle of Development

Policy SS1a of the adopted Local Plan reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Local Plan policy S2 identifies the Buxton as a 'Market Town' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted on the adopted Local Plan proposals map.

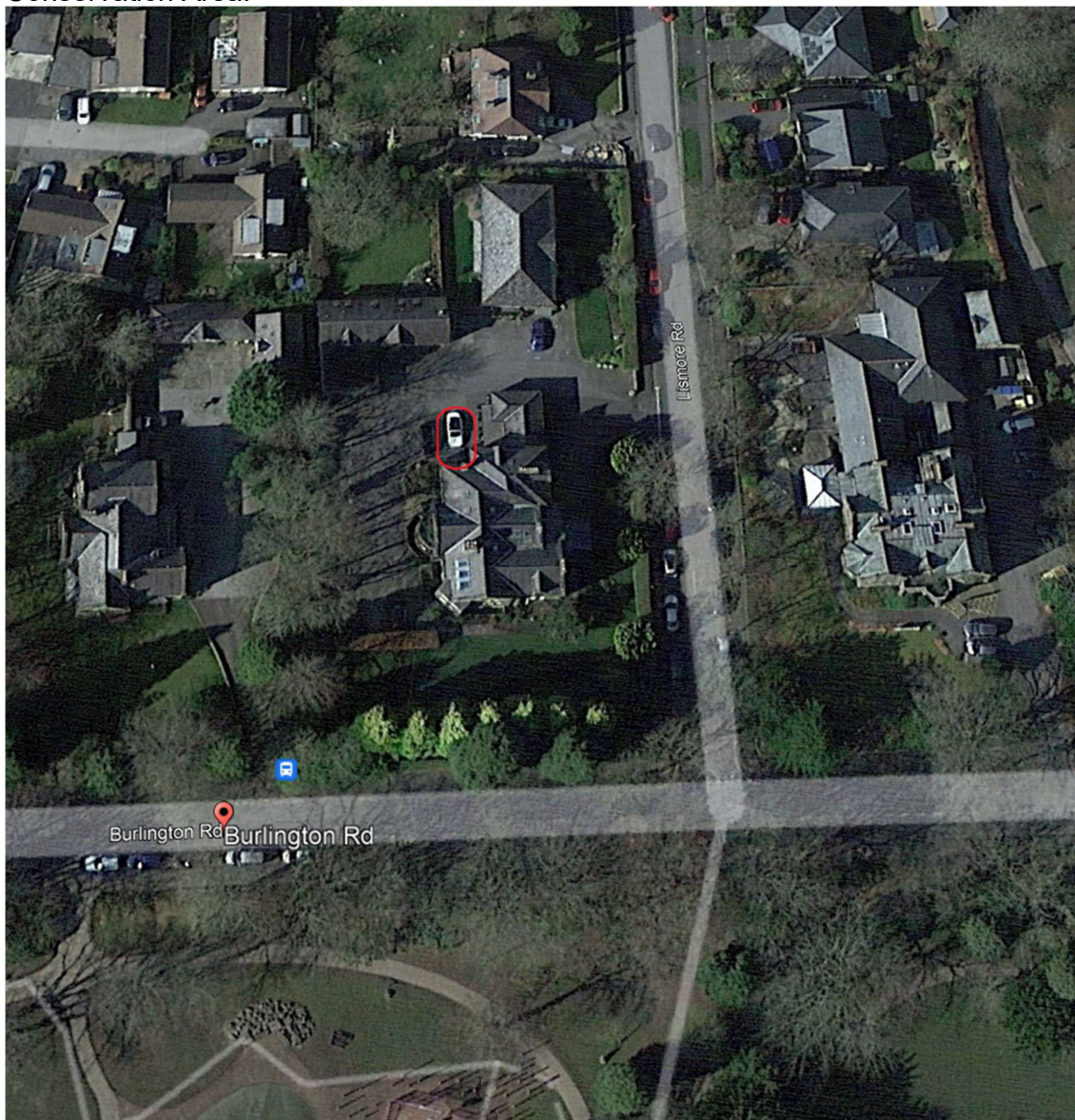
Design & Impact on heritage asset

Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features. Policy EQ7 states that the Council will conserve heritage assets in a manner appropriate to their significance. Matters to be taken into account include design, form, scale, mass and the use of traditional materials and detailing

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that 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 Conservation Officer initially raised concerns regarding the original proposal for an extension that was of a lean to design in terms of location of the proposed extension which is part of a building that is within the setting of the registered park and garden (GII* RPG Pavilion Gardens) and within the Buxton: Central Conservation Area.

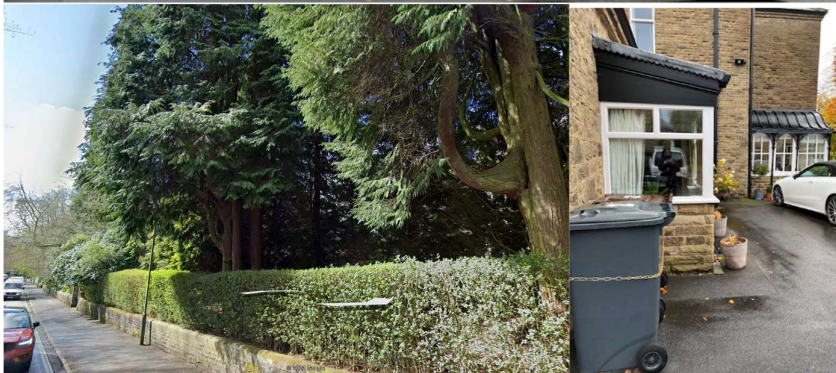


Source: Google

The Conservation Officer considers there to be direct lines of sight and invisibility from multiple locations along Burlington Road and from the RPG and the applicant has not carefully considered setting and character of the vicinity, relying on shrubs as a screen is not considered justification to mitigate harm. In addition, the conservation officer considers the monopitch extension detracting from the style and interest of the building, as it replaces a traditionally styled porch/garden room structure.

The applicant resubmitted amended plans to address the conservation officer's concerns regarding design, amending the design to reflect a more original and traditionally styled porch type or garden room type structure. The replacement extension would be constructed of coursed gritstone with a slate roof and decorative crenelated roof ridge with finial.

A supporting heritage statement justifies the proposal given that Moorcroft is not listed but can be considered to be a non-designated heritage asset. The house was heavily altered internally and used during the second half of the twentieth century as the head offices for 'Tarmac' before being split into apartments after 2001. The report states that due to the location of the proposed extension, set within a side return and not projecting forward of the main southern elevation of Moorcroft, there is no vantage point within Pavilion Gardens from where the extension would be visible even if all vegetation were to be cleared. The existing extension makes no contribution to the setting of the park, and there will be no impact on the Grade II* listed park and gardens as a result of these proposals. Whilst visibility is not the only determining factor in terms of assessing impact on significance, it does mean that the proposals will have no impact on the wider setting of the Conservation Area.



On visiting the site I saw that the location of the extension is set back within recess in an elevation to the rear of the building, away from view from the public realm, it is surrounded by car parking and with no visibility from out of the site. The extension will not be visible from the wider area.

To the south of the site the building is very well screened with mature trees and landscaping which provide sufficient screening to ensure that this elevation is not apparent in the street scene (see photo). The addition of additional floorspace that the extension would provide will allow the occupants to reconfigure the kitchen and create a dining room for the occupants of the flat, conducive to modern day living.

The existing garden room structure that this extension replaces has undertaken roofing and fenestration changes over the years and whilst of interest it does not form part of a listed building, therefore its replacement is necessary to meet the needs of the occupants of the flat who require additional space. Therefore whilst the conservation officer comments are noted, in this case, it is not considered that there would be enough to sustain a reason for refusal at appeal. This is because the extension is of modest scale and will appear subservient to the existing property and as concluded in the heritage report, will have no impact on the significance of the Conservation Area and no impact on the Pavilion Gardens.

The benefits of the development and the negligible to no harm to the conservation area and the Pavilion Gardens are such that support can be given to the development. Therefore, it is considered that the proposed development accords with Policy EQ7 of the Local Plan.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The extension would be positioned at suitable distance from Moorcroft to the south with the proposed window overlooking an existing parking area. As such the development does not raise any amenity concerns.

It is for these reasons the proposed extension will comply with policy EQ6 of the Local Plan.

Highway Safety

Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

The parking and driveway remain unchanged. Status quo remains, with no additional bedrooms proposed, it is considered that there will be no detrimental effect on highway safety and the proposal will comply with 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 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

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 28.08.2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council