

DELEGATED DECISION REPORT

HPK/2024/0163
Valid 19/06/2024

193 PARK ROAD
BUXTON

INTERNAL REMODEL AND
WINDOW/DOOR
REPLACEMENT, ASSOCIATED
LANDSCAPE WORKS AND
GREENHOUSE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage – Conservation Area
- Highway Safety
- Nutrient Neutrality

DESCRIPTION OF SITE

193 Park Road is an L-shaped building located within the Buxton Park Conservation Area. The dwelling is of stone and slate tiles. The dwelling is set back from the road, boundaries by a stone wall. To the front a gravel driveway with grass lawn and soft landscaping.

The dwelling has white upvc windows throughout. The windows are predominantly of a casement style.

PROPOSAL

Planning permission is sought to replace the existing windows with replacement upvc windows. The windows will be of a style to match those being replaced, predominantly begin casement windows. Timeless flush casement UPVC windows in white, with a timber styled joint finish (page 10 of brochure) are proposed.

There are a couple of the proposed replacement windows will be in an aluminium frame. There are also be two double glazed timber framed windows located on the rear elevation. To the front elevation two windows will be replaced with French doors in an aluminium frame. SMART Alitherm 400 in white and as a flush casement shall be used for the ground floor aluminium frames.

Landscaping works are proposed to the front of the dwelling. This will rearrange the gravel driveway to be shorter in length. This will utilise the existing vehicle access.

Soft landscaping will be introduced to the front of the dwelling. This will consist of apple, pulm and birch trees, an hedge planting. A number of vegetable boxes will be placed on the lawn to the front of the dwelling.

The proposed vegetation would shield an air source heat pump, patio area and green house to be located to the front of the dwelling. this is proposed to take the form of potted plants.

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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 Decision-making
Section 12 Archiving well-designed and beautiful places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/6342 For Proposed Extension At Front Of Existing House (to Form Porch, Kitchen And Dining Room) APPROVED

HPK/0003/1557 Remodelling And Extension Of Existing House WITHDRAWN

CONSULTATIONS

Publicity

Site Notice expiry date: 30/07/2024
Neighbour consultation period ends: 18/07/2024
Press Advert: 28/07/2024

Public Comments

None received

Town / Parish Comments

n/a

Environmental Health

n/a

Derbyshire County Council Highways

No objection. The reduced length of the access drive and reconfiguration of the parking and turning area may lead to a reduction in the availability of parking space within the site when compared to the existing layout.

Whilst this may not be ideal and has the potential for additional on street parking, this is not considered to warrant an objection on highway safety grounds in this instance and as such there are no highway authority objections to the application.

HPBC Conservation Officer

No comments to make for heritage

OFFICER COMMENTS

Principle of Development

Local Plan (LP) Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Buxton. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Heritage and Design

Section 16 Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

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 Buxton Conservation Character Area appraisal (2007) states that 'within The Park, there is an air of informality about the boundaries. The boundaries along Park Road are largely soft, planted edges of evergreen shrubs.'

No 193 presents a dwellinghouse uncharacteristic of the Buxton Park Conservation area. The site is bounded by a approx. 1.8m stone wall with mature trees behind, this presents an established boundary treatment uncharacteristic of the soft and informal boundaries which are characteristic of the area. As a result the dwellinghouse is largely hidden from the view of the road, with only glimpse views

available from the vehicle entrance. As such a vast majority of the changes proposed will not be visible from the street scene, or from elsewhere within the conservation area.

It is proposed to reconfigure the driveway, however, no changes are proposed to the existing vehicle entrance. The proposed change in driveway will have minimal visibility from the street scene, and presents little change to the existing driveway. As such will not harm the character of the street scene and will sustain that of the conservation area.

Various soft landscaping is proposed for the front garden, including some plants, placement of vegetable planters and placement of potted plants. The placement of vegetable planters and potted plants are, due to their size, unlikely to require planning permission. However, soft and informal plants, such as that proposed is noted as being characteristic of the park conservation area. Such planting is unlikely to be visible from outside of the application site boundary, however, is considered sustainable to sustain the character of soft landscaping within the conservation area.

It is further proposed to replace the existing windows. The vast majority of windows as indicated in the proposed plans will be replaced with Timeless flush upvc casement windows. The existing windows on the dwelling are similar casement upvc windows. Such windows are not characteristic of the conservation area. However, they are a like for like replacement to the existing windows, which due to the boundary treatments have minimal visibility from the street scene. The existing dwelling is not characteristic of the Park conservation area. As such while the proposed windows would not ordinarily be supported in the conservation area, they are considered acceptable as they will sustain the conservation area for the reasons explained above.

Similarly two of the existing front windows will be replaced with aluminium French doors. There is already an unusual solid to void ratio on the front elevation. As with the other windows proposed for the front elevation they will have minimal visibility from the street scene. As such the proposed french doors are considered to sustain rather than harm the conservation area.

Finally it is proposed to create two small patio areas to the front of the dwelling, of Indian stone. One such patio area will include a small greenhouse. The creation of such features forward of the principal elevation are not typically accepted. However, the host dwelling has limited rear amenity space, and as such the front garden acts as the primary amenity space. Due to the stone wall boundary treatments and introduction of additional soft landscaping these features will not be visible from the street scene and as such are considered acceptable to sustain the conservation area.

As such the application is considered acceptable in terms of heritage and design.

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.

It is proposed to replace the existing windows. The majority of opening will be retained as the same as existing, and as such create no change to amenity. Two windows to the front will be enlarged to make doors. These face the street scene, and will not lead to any overlooking or privacy concerns.

To the rear elevation an existing high level window is to be enlarged into a full length window with obscure glazing up to 1.9m. This window faces onto a small courtyard to the rear of the dwelling. This courtyard is accessed by both the host dwelling and the adjoining neighbour 197 Park Rd. Planning application for HPK/2019/0066 for no. 197 shows that a small rear porch is located adjacent to the proposed window providing the neighbour access to the rear courtyard. A small window serving a w/c also faces onto this courtyard for the neighbour. The courtyard is under the ownership of the host dwelling but appears to be accessed by both dwellings. As the proposed window will be obscure glazed up to 1.9m there will be no overlooking of the shared space, nor any privacy issues regarding the adjoining dwelling.

The proposed new patio areas are located to the front of the dwelling and are not located adjacent to any domestic dwellings. As such there will be no issues regarding noise disturbance to neighbouring dwellings. Furthermore the patios will be largely enclosed by soft landscaping, which will assist in sound insulation.

As such there are no amenity concerns.

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 ... 3 bedroom dwellings require 2 parking spaces per unit.

The proposed reconfigured driveway allows for off street parking and turning space for two vehicles. DCC Highways have not objected to the proposed driveway but did note the reduction in available parking on site. However, as the minimum required spaces have been provided the proposal is considered acceptable in terms of highway safety.

Trees

The application does not propose to cut back any existing trees, which have not already received permission for removal. The application will otherwise not interfere with any existing trees. As such is considered acceptable.

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

In conclusion the proposal is considered acceptable in terms of heritage and amenity, as the existing dwelling is uncharacteristic of the conservation area and has minimal visibility from the street scene. As such the proposal is considered to sustain the character of the conservation area. Furthermore the proposal is considered to be acceptable in terms of amenity, highway safety and trees. As such the application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 3rd September 2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council