

DELEGATED DECISION REPORT

HPK/2024/0311
Valid 17/07/2024

11 AMBERLEY DRIVE
HARPUR HILL
BUXTON

SINGLE STOREY EXTENSION
AND INTERNAL RE-
MODELLING. RECESS TO
PRINCIPAL ELEVATION TO BE
ALTERED

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbouring amenity
- Nutrient neutrality catchment area

DESCRIPTION OF SITE

The application site of 11 Amberley Drive, is located in a residential area and relates to a single storey detached dwelling house located in Harpur Hill. A short footpath adjoins the south of the site, which leads down to Harpur Hill Road.

PROPOSAL

The application proposes a single storey side extension, internal remodelling and alternation to the recess of the principle elevation.

The plans also propose converting the existing conservatory into a sun lounge with a dual pitched roof perpendicular to the roof of the main dwellinghouse.

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
CF 6 Accessibility and Transport

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice expiry date: 03/09/2024

Neighbour consultation period ends: 03/09/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Environmental Health

None

Derbyshire County Council Highways

No material impact on the public highway and therefore the Local Highway Authority has no comments to make.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Buxton, which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to services and facilities. Therefore, the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

Design

Policy S1 of the Local Plan 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.

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. Policy EQ6 of the Local Plan states all development should be well designed and of a high quality that respects local distinctiveness and sense of place.

The Adopted Residential (SPD) (2005) chapter 9 states that “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.”

The proposed extension is modest in size extending 2.4m from the south elevation of the property, with a pitched roof to match existing.

Whilst it would usually be expected for an extension to be stepped down from the roofline of the host dwelling, in this instance, given the single storey nature of the extension and very narrow width in comparison to the host dwelling it is considered a continuation of the roof line will complement the existing dwelling, and will still remain subordinate to the host dwelling. There is a significant gap to the neighbouring dwelling which will avoid any terracing and being single storey any mismatch of materials will not be noticeable.

The proposed materials are brick and tiles to match the existing dwelling house.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

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.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The property is detached and shares a boundary with No.3 Ringwood to the north and No.11a Amberley Drive to the north east. It is not considered the proposal would result in adverse amenity impacts to the neighbouring property of No.11a, given the extension is proposed on the south elevation.

A side facing window is proposed on the south elevation to serve the utility room, there is a distance of 6.15m from the extension to the conservatory of the neighbouring property of No.9 Amberley drive to the south, separated by a garden fence and the footpath that leads down to Harpur Hill Road.

It is noted the windows in the conservatory of No.9 are obscure glazed, in addition to this, the site is slightly elevated in comparison to the subject property (No.11), and due to the positioning of the utility window, it is not considered any overlooking or loss of privacy to No. 9 would occur as a result of the proposed development. However, it is recommended that the proposed side window that serves the utility room shall be

obscure glazed to protect the amenity of No.9 and to offset direct overlooking on to the adjacent footpath.

With regards to the additional fenestration to the rear, specifically the bi-fold doors, due to the staggered nature of the properties and it's elevated position relative to the level of the rear gardens, there is potential for overlooking into the rear garden area of No.3 Ringwood. However, due to the existing boundary treatment, minimal overlooking will occur. The shed in the rear garden of No.9 provides additional screening. Moreover, it has been considered the replacement of the conservatory with the sunroom will reduce overlooking into the rear garden of No.9, as the sun room has no windows proposed on the north elevation, which would result in a reduction of glazing, improving the privacy of the rear garden of this neighbouring property.

Turning to the matter of overshadowing, due to the single storey nature and positioning of the extension, there are no concerns regarding over shadowing or loss of light.

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 involve additional roof area and 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. The proposal also involves additional bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore in terms of both foul and ground water it is not considered that the proposal will 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 will not lead to an increase in bedrooms at the application site, therefore will not increase demand for off-street parking. Furthermore, the existing provision for off-street parking will not be impacted by the proposal. As such there are no highway safety concerns and the proposal complies with Local Plan Policy CF6.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any adverse amenity impacts and is of acceptable design and is considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Jennifer Robb

Recommendation Date: 27/09/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council