

DELEGATED DECISION REPORT

HPK/2024/0338
Valid 13/08/2024

HOMEMOSS HOUSE PARK
ROAD
BUXTON

REPLACEMENT OF
RAINWATER GOODS /
DOWNPIPES / FASCIAS AND
SOFFITS

(FULL - MINOR)

MAIN ISSUES

- Design & Conservation
- Nutrient neutrality

DESCRIPTION OF SITE

The application relates to Homemoss House, Park Road Buxton, a large block of retirement flats containing no.37 residential units of one and two bed properties, lying north of and set back a considerable distance behind the public highway, in the Buxton Central Conservation Area.

Whilst the setting of the site is sensitive, the building is not considered to align with this wider sensitivity, dating from the late 1980's, following the granting of planning permission in 1985.

The building has a functional appearance, which is submitted by the applicant within their supporting Design and Access Statement as having multiple soffits and fascias that are in poor condition due to their sloping / bowing and overall failure regarding structural integrity. This analysis is supported by images.

PROPOSAL

The application seeks full planning permission for the replacement of rainwater goods, downpipes, fascia's and soffits. The locations for this development on the building are shown by way of red and green lines on the Proposed Elevation Plans.

The application is accompanied by a comprehensive and detailed specification document. Section 3 (Paragraphs 4.02-4.11) sets out the Schedule of Works in detail, summarised as follows below:

- Inspect all underlying timbers to ensure they are free from decay
- Make good existing masonry, including removal of any redundant plugs, screws etc. from brickwork and dispose of from site. All existing fixing holes are to be filled with mortar to match existing

- Supply and installation of new PVC-U fascias, soffits, barge boards and PVC-U rainwater good as shown on the Proposed Elevation Plans (Drawing No: 002)
- Fascia / Barge boards to be constructed of high impact 20mm thick board, acrylic modified, ultra-violet PVC-U confirming with British Plastics Federation and British Board of Agreement standards and regulations
- Secure boards according to manufacturer's written instructions. Supply fascia, soffit and barge boards with ventilation blocks for constant airflow. Use colour match fixing pins and corner trims as required. These must be fixed to vertical timber battens (min width of 38mm) and fixed using stainless steel panel screws, with recessed head to the wooden supporting battens
- Aluminium sections to be pre-drilled and fixed according to the manufacturer's recommendations
- Fascias, soffits and barge boards including all fittings to have a fire classification of self-extinguishing grade and class 1 surface. The width, colour and profile of the boards is to match the existing.
- All fascias, soffits and barge boards will be fixed according to manufacturer's instructions and recommendations. Positions of fixing to be determined by manufacturer's instructions.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment

National Planning Policy Framework 2023

- | | |
|---|------------|
| Achieving Sustainable Development | Chapter 2 |
| Achieving Well Designed and Beautiful Places | Chapter 12 |
| Conserving and Enhancing the Historic Environment | Chapter 16 |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/3670	Residential Development - 37 Elderly Persons Apartments And Ancillary Accommodation Together With Parking Provision (Approved 31/10/1985)
HPK/2017/0423	Change of use from C2 Use class to C3, Development Manager's Flat to elderly persons accommodation (Approved 05/10/2017)

CONSULTATIONS

Publicity

Site Notice expiry date: 24/10/2024
Neighbour consultation period ends: 04/09/2024
Press Advert: 12/09/2024

Public Comments

None

Town / Parish Comments

N/A

HPBC Conservation Officer

No comments at the time of writing

Derbyshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for alterations to a building which lies within the built-up area boundary of Buxton and within the Buxton Central Conservation Area. As such, in order to be supported in principle, Officers must be satisfied that the proposed alterations preserve or enhance the character and appearance of the building and wider setting of the Conservation Area, by virtue of its design and appearance, having regard to LP Policy EQ7, restrictive policies relating to heritage conservation contained under Chapter 16 of the NPPF, underpinned by Section 72 of the Act 1990.

Design & Conservation

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area

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.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

Chapter 16 of the NPPF contains the relevant national planning policies relating to the conservation and preservation of heritage assets. Paragraphs 205-209 set out how a local authority should assess the significance of an asset and the potential impact of a development proposal on that asset.

The application relates to an existing block of flats serving modest size retirement properties which was constructed in the late 1980's which is of a practical and functional appearance, that is not reflective of older and more traditional properties adjacent to Park Road within the Conservation Area. As such, this building is less sensitive to change than other neighbouring properties.

In any event, the details submitted with the application make clear that the proposed works represent, in most cases, a like for like replacement of existing Upvc rainwater goods and other details, and as such, there is likely to be next to no material change or impact to the exterior appearance of the building. It is noted that the small garage has existing timber fascia's, which would be replaced by Upvc. Given that this amounts to a very small proportion of the overall replacement fascia's and rainwater goods, this element would not appear out of keeping with the character of the main building and would compliment it. As a consequence, the application is considered to preserve the character and appearance of the building and wider setting of the Conservation Area, in accordance with LP Policies S1, EQ6 and EQ7, relevant paragraphs contained under Chapter 16 of the NPPF, underpinned by Section 72 of the Act 1990.

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

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks full planning permission for alterations to an existing block of residential retirement flats which has a functional and practical appearance which is uncharacteristic of its sensitive setting within the Buxton Central Conservation Area.

An assessment of this application having regard to the detailed schedule of works and plans that support this application has found that the proposed alterations would preserve the character and appearance of the building and the wider setting of the Conservation Area, in accordance with LP Policies S1, EQ6 and EQ7, and relevant

restrictive policies under Chapter 16 of the NPPF, underpinned by Section 72 of the Act 1990.

Consequently, the application is judged to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to standard conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 24th October 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council