

DELEGATED DECISION REPORT

HPK/2024/0361
Valid 02/09/2024

34 ISANDA PARK ROAD
BUXTON

DEMOLITION OF EXISTING
REAR LEAN-TO AND
CONSTRUCTION OF NEW
PORCH TO FRONT, 2 STOREY
SIDE EXTENSION AND
SINGLE STOREY REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage – Conservation Area
- Design

DESCRIPTION OF SITE

34 Park Road, also known as 'Isanda' is a semi-detached dwellinghouse located within the Buxton Park conservation area. No.34 is a dwelling of modern construction, the front elevation is finished in a recon stone, while the rear is of a pebble dash render.

PROPOSAL

Planning permission is sought for a two storey side extension which will extend 3.15m from the original side elevation. The proposed two storey side extension has a ridgeline set down from that of the host dwelling, as well as a principle elevation which is set back from that of the host dwelling. The extension will form an integral garage on the ground floor with bedroom and ensuite on the first floor.

Revised plans show single storey rear extension is also proposed. This will extend 3m from the rear elevation with a single pitched roof. A single storey, dual pitched roof is proposed for the front elevation.

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
Section 12
Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 03/10/2024
Neighbour consultation period ends: 27/09/2024
Press Advert: 03/10/2024

Public Comments

None received at the time of writing

Town / Parish Comments

n/a

Environmental Health

n/a

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

Local Plan (LP) Policy S 2, which 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.

Design and heritage

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 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

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

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 High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The host dwelling is a semi-detached dwellinghouse of re-con stone. This is uncharacteristic of the Buxton Park Conservation Area. the proposed two storey side extension and single storey rear, are proposed to be constructed in re-con stone to match. While this would not typically be considered acceptable within the conservation area, this is considered acceptable in this case as it matched the host dwelling.

The proposed two store side extension is set back from the principle elevation, with a reduced ridge line. As such appears subordinate to the host dwelling. To the rear a the single storey extension will also appear subordinate in size, and will not be visible from the street scene. The two storey side extension will have minimal visibility within the street scene, due to the mature vegetation which lines Park Road. As such the proposal is considered acceptable, which will sustain but not enhance the conservation area.

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 proposed side extension will be located approx. 4.1m from the side of no. 30 Park Road. the application site and proposed extension are located to the west of no.30, the side of which has a blank elevation. As such, the proposed side extension will not lead to any loss of light or overbearing on no. 30.

To the rear the single storey extension has been reduced in depth to 3m. following the reduction in depth the proposed rear extension will not lead to any breach of the 45 degree angle to no. 36. Nor will the rear extension lead to any overbearing or loss of privacy to no. 36.

Overall there are no amenity concerns following the submission of revised plans.

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 ... 4+ bedroom dwellings require 3 spaces per unit.

The proposed development will add an additional, 4th, bedroom to the host dwelling. As such 3 off street car parking spaces are required. The proposed two storey side extension also proposed garage on the ground floor, providing one parking space. the driveway to the front has a long driveway which can accommodate a further 2 vehicles parking in tandem. DCC Highways have not raised any objections to the proposal. As such there are no highway safety concerns.

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 surface water run-off from the site. However, the proposal does involve additional bedroom 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 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

The development is considered acceptable in terms of design, heritage, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 15th November 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council