

DELEGATED DECISION REPORT

HPK/2025/0039
Valid 10/02/2025

7 THIMBLE COTTAGE
UPPER END ROAD
PEAK DALE

DEMOLITION OF EXISTING
GARAGE TO BE REPLACED
WITH NEW GARAGE IN SAME
LOCATION AND CREATION
OF DEFINED PARKING
THERE TO

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential amenity
- Nutrient neutrality catchment area

DESCRIPTION OF SITE

The application site relates to no.7 Thimble Cottage, a two storey end of terrace property which is finished in a painted cream colour. The front elevation of the property fronts the highway, there is a detached single storey garage to the rear and area of hardstanding to the north.

PROPOSAL

The application proposes the demolition of the existing garage, which is constructed of coursed Davy blocks and stands with a ridge height of 3.18m and a width of 3m, and replacing this with a slightly larger garage, with an eaves height of 2.25m, ridge height of 3.1m and width of 3.9m.

The application also proposes the creation of a defined parking area in front of the garage to the north of the dwelling, where there is existing hardstanding.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
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

HPK/0003/7047 – Conservatory to rear. Approved 03/04/1998

CONSULTATIONS

Publicity

Site Notice expiry date: 08/04/2025
Neighbour consultation period ends: 12/03/2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Derbyshire County Council Highways

No objection

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 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 9.7 states that “Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house. Double garages should have two openings wherever possible, to maintain proportion, and with the roof ridge parallel to the doors. Flat roofs should be avoided. Doors with vertical emphasis are usually preferred and timber side hung door may be required in sensitive locations.”

The High Peak Design Guide 2018 states garages need to be “designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building.”

The proposed garage is modest in size and follows the pitch roof design of the existing garage and parent property. Despite the proposal representing a larger and wider garage than existing, it will continue to remain largely subordinate to the main dwelling house.

The proposed materials are stone coloured render, with blue/grey slate tiles with a composite garage door, whilst these materials differ from the existing garage, to the rear of Upper End Road are various garages of differing materials, serving the properties of upper end. Given the existing mismatch of materials and the limited visibility of the garage from the highway the proposed materials are considered acceptable.

The application also proposes increasing the existing parking area which currently sits to the north of the existing garage. The proposal extends the parking area to the side of the host dwelling to create a bedded gravel drive space. Given this area already consists of hardstanding it is not considered the proposed extension of the parking area would have any adverse impact on the street scene.

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 application site shares an adjoining boundary with the neighbour to the south, whilst the garage will be larger than existing, the increase in size is marginal, therefore,

there will be no overbearing impact on this neighbour. The application site sits to the north of this neighbour and there are no concerns regarding overshadowing or loss of light.

There are no windows proposed, with a side access door to the west elevation of the garage which outlooks on to the subject property. As such there are no concerns regarding loss of privacy for any neighbouring property.

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 not increase overnight stays. However, the proposal does involve additional hard surfacing and will therefore increase surface water run-off. However, given the very limited extent of the additional hardstanding, and the fact that the area is already hard surfaced it will not significantly increase run-off from the site and in turn 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.

Highway Safety

The proposal will increase parking provision on site, therefore, will not increase demand for on 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: 07/04/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council