

DELEGATED DECISION REPORT

HPK/2025/0059
Valid 03/03/2025

DAISY BANK HOLKER
ROAD
BUXTON

CONSTRUCTION OF
ALUMINIUM FRAMED GLAZED
EXTENSION TO REAR OF
DWELLING TO SIDE OF
EXISTING KITCHEN

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and impact on Conservation Area
- Amenity
- Nutrient neutrality catchment area

DESCRIPTION OF SITE

Daisy Bank is a large five bedroomed, three storey property located on Holker Road, Buxton. This is a residential road located between Spring Gardens and Silverlands, around half a mile east of Buxton Town Centre. The property is accessed off a private drive (in the ownership of Daisy Bank) near the top of Holker Road. The site is located in the Buxton Hardwick Conservation Area.

Daisy Bank was built in the mid-1800s and has had a variety of uses over the decades connected with religious activities and more recently as a traditional dwelling. To the west boundary, pedestrian access is also offered in the form of a traditional stone arched gateway off Trinity Passage. Trinity Passage is a 130m long public right of way that runs along the western boundary of the site. The dwelling is surrounded by lawned gardens and mature hedge planting with numerous trees to the boundary lines.

PROPOSAL

The application is proposing the construction of an aluminium framed extension to the rear elevation, adjoining the side of the existing kitchen extension, to create a sun room which will sit on the existing raised patio area.

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

EQ 7 Built and historic environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving sustainable development
Chapter 12: Achieving well designed places
Chapter 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/4686 – change of use from meeting house to dwelling. Approved
01/08/1995

HPK/2012/0009 – Proposed Demolition of Existing Blockwork Double Garage &
construction of Replacement Oak Framed Double Garage. Approved,
01/03/2012 Note: this application was never implemented.

HPK/2014/0240 - Proposed rear extension and decking area – Approved, 14/08/2014

HPK/2022/0161 - Replacement of existing garage with new coursed gritstone and
slate roof garage. Approved 30/06/2022

CONSULTATIONS

Publicity

Site Notice expiry date: 28/04/2025
Neighbour consultation period ends: 24/03/2025
Press Advert: 20/03/2025

Public Comments

None

Town / Parish Comments

N/A.

Derbyshire County Council Highways

None

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 good access to services and facilities. Therefore,

the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

Design and impact on Conservation Area

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.

Policy EQ7 of the Local Plan seeks to 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 application proposes an aluminium glazed conservatory to the rear of the dwelling, adjoining the side elevation of the existing extension and accessed via the kitchen patio doors. The proposal is very modest, extending 2.8m from the rear elevation of the property. The glazed structure will remain a sympathetic addition to the coursed gritstone dwelling, and is to be used as a sun room with the original rear elevation of the host property remaining intact. Despite glazing not being typical of the Conservation Area, due to the siting of the extension between the rear and side elevation there is no visibility from the street scene. As such no harm will be caused to the character of the dwellinghouse or the street scene and the extension will sustain the importance of the heritage asset.

Trinity Church sits to the north of the application site, however any views of the extension from the churchyard would be glimpsed at best, the proposal is heavily screened by the line of mature hedgerow and tree planting along the northern boundary between the application site and the Church. It is considered no harm will be caused to the setting of the Conservation Area.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with requirements of policies S1 and EQ6, EQ7, 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 site is bound by Trinity Church to the north, No.1 Rose Cottage to the south, no.21 Holker Road to the east and Bank House to the west.

The proposal would sit on the raised patio in the existing gap between the rear elevation of the original dwelling adjoining the side elevation of the extended kitchen. Therefore, there are no concerns regarding loss of light or overshadowing to any neighbouring property.

The extension adjoins the north and west elevations of the property, therefore, there would be no loss of privacy to No.1 Rose Cottages to the south, or No.21 to the east. Trinity passage runs along the west boundary screening Bank House to the west negating any loss of privacy. Any associated noise levels are considered to be no greater than when using the existing patio.

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 roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof 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 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 CF 6.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any harm to the conservation area and will continue to sustain it. The development is therefore 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: 28/04/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council