

DELEGATED DECISION REPORT

HPK/2025/0109
Valid 24/03/2025

8 ALDER GROVE
BUXTON

PROPOSED SINGLE STOREY
PORCH/ KITCHEN
EXTENSION, TWO STOREY
SIDE EXTENSION AND
SINGLE STOREY REAR
EXTENSION, WITH PITCHED
ROOF TO PORCH AND
GARAGE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbouring amenity
- Nutrient neutrality catchment area

DESCRIPTION OF SITE

The application site relates to a detached dwelling house, on a corner plot on Alder Grove, with a flat roof porch and garage. Alder Grove is characterised by large detached dwellings, some of which have previously been extended. The application site has a driveway to the front and large rear garden which shares a boundary with No.7 Alder Grove to the south and No.9 to the east.

PROPOSAL

The application is for an amended scheme that was granted consent in 2024 under HPK/2024/0418. The application is proposing a single storey porch extension, amending the existing flat roof across the porch and garage to a pitched roof. In addition to a two storey side extension and a single storey rear extension.

The proposal would result in an enlarged ground floor living space, including an orangery to the rear, and the addition of a dressing room an ensuite bathroom to the first floor master bedroom.

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

Supplementary Planning Guidance

High Peak Residential Design Guide (SPD) 2005

High Peak Design Guide 2018

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2024/0418 - PROPOSED SINGLE STOREY PORCH EXTENSION, TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION, WITH PITCHED ROOF TO PORCH AND GARAGE. Approved 23/12/2024.

CONSULTATIONS

Publicity

Site Notice expiry date: 06/05/2025

Neighbour consultation period ends: 18/04/2025

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 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 High Peak Design Guide SPD (2018) para 5.9 states that “porches must be appropriate to the property and well-designed. They rarely look right on small cottages and often spoil terraced properties. They detract from the basic simplicity of such buildings. In these cases, an internal porch is a better solution.”

The application represents a very similar proposal to that approved under the 2024 consent, with a reduction in the side extension element. The application proposes a single storey porch extension amending the existing flat roof across the porch and garage to a pitched roof, the porch will extended to the side across the entirety of the existing front elevation and extend from the principal elevation of the house no more than the existing flat roof porch. As such it will remain subordinate to the existing property, and is to be constructed out of matching materials. The porch represents a simple design and there would be no loss of legibility to the building, with the front door remaining. The change from a flat roof to a pitched will represent a visual improvement.

A two storey side extension is proposed to extend approx. 3.5m from the southern elevation of the host dwelling, this element is stepped in from the principal elevation, with only a marginal step down from the roofline. Having regard to the adopted High Peak Design Guide (2018), the authority are keen to encourage notable step down distances to ensure that the existing dwelling can be clearly read alongside the new extension. This is more crucial on semi-detached or terraced properties in order to avoid a terracing effect where the gaps between properties are typically smaller. Notwithstanding this, the side extension is still considered to be proportionate and balanced comparable to the main house. Moreover, the wider area of Alder Drive is characterised by large detached houses, as such it would not appear disproportionate when compared to surrounding properties.

The application also proposes a single storey rear extension, extending 3m from the rear elevation of the host dwelling, remaining largely subservient to the existing house by way of its single storey nature. The proposed materials are stone and concrete roof tiles to match existing, with bi-fold doors to the rear and side elevation. It is noted there will be an increase in glazing to the rear of the property, however, it is considered to remain a sympathetic addition which would not cause harm to the character of the dwelling house, and due to the rear location would not be visible from the street scene.

There are two windows to the first floor of the front elevation that are proposed to be obscure glazed in line with the Residential Design Guide, as these all serve bathrooms/ ensuites. Whilst it is encouraged for bathrooms and toilets to be located to the side or rear to avoid glazing finishes to the principal elevation, it is not considered the application could be refused on this basis. Moreover, due to the corner location of the site, the obscured glazing would have limited visibility in 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 is a detached corner plot sharing a boundary with no.7 to the south and no.9 to the east.

With regards to the side extension element, there is a distance of 10.2m between the first floor principal elevation window and no.9 to the east, there are no windows to the west elevation of this neighbour as such there will be no loss of privacy or light to this neighbour. There is 21.5m between the rear elevation first floor window and no.8 Carlisle Grove to the rear, in line with the Council's privacy standards.

Turning to the single storey rear extension, the 45 degree rule has been assessed, from the central point of no.7's closest ground floor window in the original rear elevation, there is a generous distance of approx. 9m between the proposed rear extension and this neighbour and the 45 degree line would not be breached. As such there are no concerns regarding overshadowing or loss of light regarding this element of the proposal. The bi-folding doors to the rear wrap around to the southern elevation, there is approx. just under 17m from the glazing in the side elevation to the patio area of No.7, the boundary hedge sits in line with the rear elevation of the subject property which will provide adequate screening. The existing patio area at the subject property is sited approx. 13m from the patio area at no.7, as such when the orangery doors are opened out noise levels and loss of amenity are considered to be no greater than when using the existing patio area.

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 would 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 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: 15/05/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council