

[DELEGATED DECISION REPORT

HPK/2025/0107
Valid 21/03/2025

111 MACCLESFIELD ROAD
BUXTON

REPLACEMENT GARDEN
OUTBUILDING - BUILT IN
STONE WITH MONOPITCH
SLATE ROOF

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of the Proposed Development
- Design
- Impact upon residential amenity

DESCRIPTION OF SITE

The application property comprises a two-storey semi-detached house located on the western side of Macclesfield Road, Buxton which is a built up urban area. The property benefits from a rear garden which is slightly larger than the typical gardens in the area.

The surrounding area is residential in nature comprising of a mix of dwellings which area tightly packed together.

There are no heritage constraints on this site.

PROPOSAL

Planning permission is sought for the erection of an outbuilding to the rear garden following the demolition of the existing outbuilding. The new building would have a maximum height of 4m categories with a slopping roof. Natural limestone would be used in the construction of the outbuilding which is typically used in the 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

S 2 Settlement Hierarchy

EQ 6 Design and Place Making

Supplementary Planning Documents

Residential Design Guide SPD (2005)

Design Guide SPD (2018)

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development

Chapter 12 - Achieving Well Designed Places Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2007/0290 - Dropped Kerb – Approved in 2007

CONSULTATIONS

Publicity

Site Notice expiry date: 22/04/2025

Neighbour consultation period ends: 16/04/2025

By the end of the consultation period no neighbouring comments or objections were received.

Derbyshire County Council Highways

“There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.”

OFFICER COMMENTS

Principle of Development

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.

Existing Outbuilding Measurements: Height 2.9m, Area 13sqm

Proposed Outbuilding Measurements: Height 4m, Area 21sqm

The proposed outbuilding, in terms of its overall dimensions, would fall within the parameters of permitted development. This provides the applicant with a valid fallback position should the planning application be refused. The intended use of the outbuilding as a garden office is considered incidental to the enjoyment of the main dwellinghouse.

Design

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.

Chapter 9 of the Residential Design Guide SPD contains the following guidance relating to garages and outbuildings: 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.

Planning permission is sought for the erection of a new outbuilding within the rear garden, following the demolition of the existing structure. The proposed outbuilding would have a maximum height of 4 metres and incorporate a sloping roof design. It would be constructed using natural limestone, a material characteristic of the local area. The primary elevation of the outbuilding would feature large glass sliding doors oriented towards the main dwellinghouse.

The use of the building as a garden office is regarded as incidental to the main residence. Given the overall size of the garden, the outbuilding would occupy a proportionate area and maintain sufficient garden space. In scale and relationship to the existing dwelling, the proposal is considered appropriate.

The siting and design of the outbuilding are considered to comply with Policies S1 and EQ6 of the Local Plan, the High Peak Residential Design Guide SPD, and the National Planning Policy Framework (NPPF).

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes the residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The neighbouring properties at 184, 184 and 188 Green Lane, located to the south, have rear gardens situated in close proximity to the application site. The proposed outbuilding would be positioned approximately 7–10 metres from the rear elevations of these neighbouring dwellings. Although the proposed structure would be 1.1 metres taller than the existing outbuilding, it would not feature any windows or doors on the elevations facing these properties. Also due to the difference in ground levels,

the building would present an elevation of approx. 2m to the neighbour, which is equivalent to a normal boundary fence between rear gardens erected under PD. As such, it is not considered that the proposal would result in any loss of privacy or other adverse impacts on amenity.

To the west, the neighbouring property at No. 113 shares a similar relationship with the existing outbuilding as proposed. While the new structure includes glass sliding doors, the angle and orientation of the properties would prevent direct overlooking. As such, no adverse amenity impacts are anticipated.

To the east, the adjoining neighbour at No. 109 would not have views of the proposed outbuilding due to its positioning, and therefore would remain unaffected.

Overall, the proposal would not result in significant harm to the amenity of neighbouring occupiers and is therefore considered to be in accordance with Policy EQ6 of the Local Plan, the High Peak Residential Design Guide SPD, and Paragraph 135 of the NPPF.

Highway Safety

The proposal would not effect the current parking conditions. The highway authority has offered no objections.

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

For the reasons set out in this report, it is considered that the proposal is an acceptable design and will not result in any adverse amenity impacts. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION : **Approve with conditions**

Case Officer: Agatha Dutton

Recommendation Date: 13th June 2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council