

DELEGATED DECISION REPORT

HPK/2025/0159
Valid 02/05/2025

37 & 39 , BUXTON ROAD ,
CHINLEY , DERBYSHIRE ,
SK23 6DJ

SINGLE STOREY
EXTENSIONS CONSTRUCTED
TOGETHER AT
NEIGHBOURING PROPERTIES

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

The application site are a pair of semi-detached properties within a row of semi-detached properties along Buxton Road which were laid out in the early-20th century.

The application site is located within the Development Boundary of Chinley. For the purposes of planning policy consideration, the application site is located within the Blackbrook Ward, and it is situated in Chinley & Whitehough Conservation Area. There are no Listed buildings/structures or protected trees which need to be considered.



PROPOSAL

The proposal would involve rear/side single storey extensions to both no.37 & 39 Buxton Road, which form a pair of semi-detached houses. The proposed extensions would be pitched roof, constructed in stone and clay roof tiles.

Full planning permission is sought to construct a single storey rear/side extension at 37 Buxton Road that mirrors, in external appearance and internal layout, the extension proposed at 39 Buxton Road.

Each extension will create a large open plan dining, kitchen and living room space, with a self-contained separate utility room. French doors will open out into the garden and a new back door will access via the utility room. Two rooflights allow additional light into the open plan living space.

The extensions will project 3.05m off and span across each rear elevation and is also considered a side extension, off the original rear porch. The apex height measures 2.99m (2.47m eaves).

The proposed palette of material finishes will be sympathetic to the host dwelling and be brick and tiled roof to match.

Note: The agent has confirmed that the intention is that the extensions will be constructed together. Should it be deemed necessary, the neighbours are in agreement in order to prevent one being built without the other, a condition requiring them to be constructed together.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S6 Central Sub-area Strategy
EQ6 Design and Place Making

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2021)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

NMA/2024/0008 Non-Material Amendment Re: HPK/2022/0509 - amendments to external finish of rear dormer – Refused (Number 39)

HPK/2022/0509 Rear dormer, single storey rear extension and alterations to doors and windows – Approved (Number 39)

CONSULTATIONS

Publicity

Neighbour consultation period ends: 23/05/2025

Press advert: 5/6/2025

Site Notice: 22/6/25

Public Comments

None received

Town / Parish Comments

Not Object

Highways Authority

No objections

Conservation Officer

No objections - the proposal would have a neutral impact on the character and appearance of the Conservation Area and its special interest would be preserved.

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies Chinley as a 'Larger Village' where there is support in principle for where a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, and neighbour amenity.

Impact on the Conservation Area

The proposed scale and design of the extensions would be subservient the principal buildings and would not be visible from public vantage points in the Conservation Area. The proposed palette of materials would be sympathetic to the surrounding built heritage and would blend in well with the historic context. The proposed rear extensions would not dominate or distract from the overriding character and appearance of the Conservation Area.

The proposal would sustain the character and appearance of the Conservation Area and its special interest would be preserved. This would comply with s.72 of the Act, Section 16 of the NPPF and policy EQ7 of the local development framework.

Design

The council will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies.

Viewing the rear extensions in context, it is considered that the proposed additions are modest in scale and entails minimal change to the setting of the property. The conservation officer considers that the proposal would have a neutral impact on the character and appearance of the Conservation Area and its special interest would be preserved.

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. The proposal reflects the spirit of the SPD in terms of design and finishes, but in addition the proposed single storey extensions will allow the reconfiguration of room layout and flow so that the living space created is more conducive to modern living.

The design and materials of the proposed extensions will complement the existing dwellinghouses and will not appear visually prominent within the street scene. It is for these reasons that the proposed extensions will not harm the character of the area and comply with policy EQ6 of the Local Plan and the NPPF.

Neighbour Amenity

No comments have been received in respect on neighbour amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

These extensions are not permitted development as the depth of the extensions are slight beyond permitted development. Slight adjustment would make this proposal permitted development, as such they could be erected and the impact on each neighbour deemed acceptable. This is however a development that requires

planning permission and in terms of impact on neighbour amenity, it is considered that the proposal in terms of scale, height and massing has no more a greater impact on each of the neighbours, than a permitted development extension would.

The existing side walls to the existing extensions are to be retained, so consequently there will be no harm to either neighbouring properties at number 35 and 41.

It is for the reasons stated above that the proposed extensions will comply with policy EQ6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2024). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 28.6.2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak District Council