

## DELEGATED DECISION REPORT

---

**HPK/2025/0170      64 PARK ROAD**  
**Valid 16/05/2025      BUXTON**

**INSTALLATION OF 16 440W  
SOLAR PANELS TO REAR  
(SOUTH FACING) MAIN ROOF,  
REPLACEMENT OF WINDOWS  
TO FRONT AND SIDE  
ELEVATION (NORTH AND  
WEST) WITH TIMBER FRAMED  
WINDOWS TO MATCH  
EXISTING KITCHEN AND  
UTILITY WINDOWS AND  
REPLACEMENT OF WINDOWS  
AND DOOR TO REAR  
ELEVATION (SOUTH) WITH  
UPVC WINDOWS TO MATCH  
EXISTING WINDOWS AND  
DOORS**

**(FULL - HOUSEHOLDER)**

---

### MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- Impact upon the Character of the Conservation Area
- Nutrient Neutrality

### DESCRIPTION OF SITE

The application site refers to a two storey detached property located on Park Road within the defined settlement boundary of Buxton. The site is afforded private amenity space to the rear and private parking to the front. The application site as existing comprises a mix of uPVC and timber framed windows.

The site is located within the Buxton Park Conservation Area. The surrounding properties do not respect a strict building line however they are broadly uniform in their nature and comprise predominantly two storey detached dwellings similar in scale and appearance to the application site.

## **PROPOSAL**

The application seeks to replace the existing uPVC windows to the front elevation with timber framed windows. The proposals also seek to replace existing uPVC windows and doors to the rear elevation with new uPVC units to match those previously approved under application reference HPK/2022/0413. Additionally, this application seeks consent for 16 solar panels to the rear pitch elevation of the roofline.

The proposed Solar PV panels would fall under the requirement of Schedule 2, Part 14 Class A of the GPDO and are therefore permitted development. Consequently, their impact shall not be assessed further.

## **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

### **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 and Beautiful Places  
Chapter 16 – conserving and Enhancing the Historic Environment

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/0002/3244: New roof to existing single storey side extension (Approved 21/06/1985)

HPK/0003/6777: Rear conservatory (Approved 29/12/1997)

HPK/2015/0012: Proposed first floor side extension (Approved 26/03/2012)

HPK/2022/0413: Replacement roof and wall frames to existing orangery (Approved 14/11/2022)

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 10/07/2025  
Neighbour consultation period ends: 06/06/2025  
Press Advert: 19/06/2025

### **Public Comments**

No public comments received.

### **Town / Parish Comments**

N/A.

### **Conservation Officer (Holding objection removed subject to condition)**

The Conservation Officer previously objected to the proposed development on the grounds that *“The application lacks windows details, such as product details or sectional drawings. In order to determine the acceptability of the proposed windows additional details will be required.”*

Following additional information being provided by the applicant the Conservation has removed their objection subject to condition:

This does provide additional details of the proposed windows which appear acceptable given the age of and character of the property. As such I will withdraw my holding objection subject to recommended conditions:

- All external joinery to the front elevation hereby approved, including windows, shall be of a timber construction only which shall be retained for the lifetime of the development.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

- [In relation to the above condition,] trickle vents shall not be inserted into the windows hereby approved.

Reason: To preserve the character and appearance of the Conservation Area.

### **Derbyshire County Council Highways (No Objection)**

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**

The application seeks full planning permission for alterations to an existing residential property that lies within the built up area boundary for Buxton, which is identified as a Market Town under Policy S2 of the High Peak Local Plan (2016). Given the nature of the proposed development is deemed to be acceptable in principle subject to an assessment of material considerations such as design, impact upon designated heritage assets and residential amenity which are discussed in greater detail below.

### **Design and Impact upon the Heritage Asset (Conservation Area)**

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.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

The proposals seeks to replace the existing uPVC windows to the front elevation with timber framed units. Additional information at the request of the Conservation Officer has been received to provide greater detail over the specifications of these windows. The Conservation Officer has subsequently removed their holding objection as the additional information shows that the proposed windows would be in keeping with the age and character of the property. Additionally the removal of uPVC windows and their replacement with timber is generally supported and in this instance has been judged to enhance the character of the Conservation Area.

The proposals also seek to replace existing uPVC units to the rear with new uPVC units to match those previously approved under HPK/2022/0413. Given that the design of these uPVC units has already been approved. The replacement of units to match are not considered to have any adverse impact upon the character of the original dwelling or the Conservation Area.

As above the proposed solar panels would comply with the requirements of Schedule 2, Part 14, Class A of the GPDO and do not need full planning consent.

The proposed development has been assessed to comply with Local Plan Policy EQ6, EQ7, the Design Guide SPD further to national policy contained within the 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 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.

The proposed development in this case does not seek to create any extensions or additions to the built footprint of the existing dwelling and instead seeks replacement windows and doors as well as solar panels to the rear roof pitch. Consequently, it is judged that the proposals would not have any detrimental impacts upon neighbouring amenity with regard to overshadowing and would not be overbearing in their nature.

Furthermore, the proposals would not increase the number of windows or glazed outlooks from the property seeking instead to replace the window and door units themselves with new units. Therefore the proposed development would not have any adverse impacts upon neighbouring amenity with regard to overlooking and would not lead to any loss of privacy.

As above the proposed solar panels would comply with the requirements of Schedule 2, Part 14, Class A of the GPDO and do not need full planning consent.

The proposed development would accord with Local Plan policy EQ6 and the Residential Design Guide as well as national policy detailed within the NPPF.

### **Nutrient Neutrality**

**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.

### 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**

The proposed development is considered acceptable principle, would be of an acceptable design which would continue to enhance and sustain the character of the conservation area, and will not result in any adverse impacts upon visual or residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework.

Therefore the application is recommended for approval subject to conditions.

**OFFICER RECOMMENDATION :    Approve**

**Case Officer: Stuart Talbot**

**Recommendation Date: 04/08/2025**

X 

---

Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**