

DELEGATED DECISION REPORT

HPK/2025/0135
Valid 31/03/2025

3 STERNDALE MOOR
BUXTON

SINGLE STOREY SIDE
EXTENSION AND TWO
STOREY REAR KITCHEN AND
BEDROOM EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design, Character and Appearance
- Neighbouring amenity
- Nutrient neutrality

DESCRIPTION OF SITE

The application site comprises a semi-detached, two-storey dwelling located within Sterndale Moor, Buxton. The property benefits from a large front garden and has side access leading to the rear. The surrounding area is residential in character, predominantly featuring two-storey semi-detached dwellings.

There are no heritage constraints associated with the site.

PROPOSAL

Planning permission is sought for the erection of a single-storey side extension and a part single-storey, part two-storey rear extension.

The proposed side extension would be set back over 2 metres from the principal elevation, measure approximately 1.3 metres in width, and would serve as a bathroom.

To the rear, the single- and two-storey elements would both project 3 metres in depth. The single-storey element would be built up to the shared boundary with the neighbouring property, while the two-storey extension would be positioned approximately 1.9 metres from the boundary with the adjoining neighbour.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy

EQ 6 Design and Place Making
Supplementary Planning Documents
High Peak Design Guide
Residential Design SPD section 6 – Domestic Extensions
National Planning Policy Framework
Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history on this site.

CONSULTATIONS

Publicity

Site Notice expiry date: 06-05-2025
Neighbour consultation period ends: 29-05-2025
By the end of the consultation period no neighbouring comments or objections were received.

Environmental Health

We have reviewed the submitted documents and on this occasion the Environment Agency will not be making any formal comment on the submission for the following reason:

-The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.

The Environmental agency offered an advisory note regarding foul drainage however did not suggest any conditions to be applied to the application.

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

The application site located within the built up area boundary for Buxton, where new development will be directed in accordance with Policy S2. Accordingly the general principle of development is considered to be acceptable, subject to design and amenity policies.

Design

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.

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.

Planning permission is sought for the erection of a single-storey side extension and a part single-storey, part two-storey rear extension.

The proposed side extension would be set back over 2 metres from the principal elevation, measure approximately 1.3 metres in width, and would serve as a bathroom.

To the rear, the single- and two-storey elements would both project 3 metres in depth. The single-storey element would be built up to the shared boundary with the neighbouring property, while the two-storey extension would be positioned approximately 1.9 metres from the boundary with the adjoining neighbour. The rear elements would accommodate a kitchen and dining area on the ground floor and a bedroom on the first floor.

The proposed extensions are considered acceptable in design terms, representing subordinate additions that are sympathetic to the character and appearance of the existing dwelling.

An amended plans has been secured which shows a more appropriate roof form than originally submitted. Whilst this has a different pitch to the main roof and an awkward intersection with it that may cause buildability problems, the agent has declined to make further amendments.

A review of the surrounding area identifies several examples of residential extensions, the majority of which are to the rear of properties. The proposed development would be in keeping with this established pattern and despite the roof form is not considered to result in sufficient harm to the visual character of the street scene to sustain a refusal.. The extensions would be constructed using materials to match the existing dwelling, which will be secured by condition to ensure a consistent and appearance.

Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

Officers have worked with the applicant during the assessment of the proposal to secure a scheme that aligns with current and relevant policy requirements. The scale of the extensions have been reduced to address concerns relating to the residential amenity of the adjoining neighbour at No. 4 Sterndale Moor.

No. 4 Sterndale Moor, located to the south of the application site, features both ground and first floor rear-facing windows positioned close to the shared boundary. The proposed rear extension would project 3 metres beyond the rear elevation of this property.

At ground floor level, the 45-degree line from the nearest habitable room window would be breached. However, under permitted development rights, a single-storey extension of this depth could be erected under permitted development. As such, the proposed relationship is considered to be acceptable. Furthermore, being located to the south of the extension direct sunlight would not be impacted.

The two storey rear extension would be set in approximately 1.9 metres from the shared boundary. Plan 03.01 Rev C demonstrates that the 45-degree line from the centre point of the nearest first-floor window at No. 4 is not infringed, confirming an acceptable relationship in terms of outlook and daylight.

The proposed side extension would not be visible from No. 4 and would therefore have no impact on this neighbour's amenity.

No. 2 Sterndale Moor, to the north of the application site, is located at a significant distance from the proposed works. Given this separation, and the building line of No. 2 sitting forward of the application property, it is considered that both the side and rear extensions would not result in any adverse impact on the amenity of this neighbour.

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 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

Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network.

The proposal would not have an effect on the current parking provisions and would not cause harm to the highway or safety. No objections were received by the highways officer.

CONCLUSION / PLANNING BALANCE

The proposed scheme is considered acceptable from a design perspective and with an acceptable relationship with the neighbouring properties. The application is considered to be in accordance with the relevant policies of the Local Plan and paragraphs of the NPPF and is recommended for conditional approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 13/06/2025

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council