

DELEGATED DECISION REPORT

HPK/2025/0129
Valid 28/05/2025

LAND TO THE REAR OF
7-9 HIGH STREET
BUXTON

ERECTION OF DOMESTIC
GARAGE AND STORE ROOM

(FULL - MINOR)

MAIN ISSUES

- Principal
- Design
- Amenity
- Nutrient Neutrality

DESCRIPTION OF SITE

The site is located partially within the Buxton Central conservation area, although the area where it is proposed to site the garage lies outside of the conservation area boundary. The application site consists of a rear yard serving no. 7-9 High Street. Due to existing boundary treatments, the site can be partially viewed from the Market Street Car park to the rear.

PROPOSAL

Planning permission is sought for the erection of a garage and storeroom on the land to the rear of the flats 7-9 high street Buxton.

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
EQ7 Built and Historic Environment

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development
Chapter 12 - Achieving Well Designed Places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 19/08/2025

Neighbour consultation period ends: 19/09/2025

Press Advert: 03/07/2025

Gardens Trust

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on historic designed landscapes of national importance at all grades which are included by Historic England on the Register of Parks and Gardens of Special Historic Interest. We have considered the information provided in support of the application and on the basis of this confirm we do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals. If you have any further queries, please contact us and we would be grateful to be advised of the outcome of the application in due course.

Conservation Officer

It is proposed to construct a detached garage within the back lot site. Ancillary outbuildings and small workshops to the rear of dwellings form part of the character of the Buxton Central conservation area. In this respect the Buxton character appraisal (pg 70) states:

'The development of the cattle market in the 1860s, created a pocket of isolated land adjacent to this footpath, which was quickly and opportunistically developed. It includes the housing on the east side of the footpath, known as Wain's Cottages. The area has an intriguing character with workshops and ancillary outbuildings scattered amongst the dwellings.' Historic maps indicate that this site has historically included small outbuildings (figure 1).

As such the principle of constructing an outbuilding on the site is considered in keeping with the historical character of the site. As the outbuilding will be partially visible from the public car park to the rear the building must be in keeping with the local vernacular. Local buildings are characteristically constructed of coarse grit stone with slate roofs. The application form proposed natural stone with Staffordshire blue clay roof tiles. Clay roof tiles are not characteristic of the Buxton central conservation area. A slate roof tile would be more appropriate to maintain the character of the conservation area.

Derbyshire County Council Highways

On the basis that the proposal will not result in an intensification in use of the existing access, there are no highway objections to the above proposal.

Conditions:

The Development hereby approved shall not be brought into use until the parking and turning facilities have been provided as shown on drawing 9HBG-03.

Reason: To ensure conformity with submitted details.

OFFICER COMMENTS

Principle of Development

The application site lies within the Buxton built-up area boundary, where the principle of sustainable development is supported under Policies S1, S2 and S7 of the High Peak Local Plan. The principle of development is considered acceptable given the site's established residential use and its functional relationship with the flats above. The proposed garage and store would provide ancillary accommodation to support the residential units.

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. Policy EQ7 states that the Council will conserve heritage assets in a manner appropriate to their significance. Development should take account of the design, form, scale, mass, use of traditional materials and detailing.

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.

The proposed development involves the erection of a detached garage and domestic store within the rear amenity area associated with the residential flats located above 7–9 High Street, Buxton. The site currently comprises an unused parcel of land, historically assumed to be the rear garden plot of the above-mentioned properties.

The proposed garage would have a footprint of approximately 39.55 square metres and would reach a maximum height of 4.9 metres, featuring a pitched roof. Following the suggested amendments from the Council's conservation officer, the building has been designed to reflect the architectural character of the surrounding area, incorporating natural stone walls and a slate roof, materials that are consistent with the traditional built form of Buxton and its conservation area context.

Although the site lies adjacent to the designated conservation area, the proposed structure is situated just outside its boundary and has been purposefully designed to replicate the scale, form, and detailing of historic rear plot buildings typical of the locality. In terms of scale, massing, and relationship to surrounding buildings, the proposal is considered appropriate. The structure is modest in size and would integrate well into the rear plot. The proposal complies with Policy EQ6 of the High

Peak Local Plan and would not harm the setting of the adjacent conservation area, in accordance with Policies EQ6 and EQ7 and the High Peak Residential Design Guide SPD.

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.

Due to its modest scale and ancillary function, the proposed garage and store is not anticipated to result in any adverse impact on the amenity of neighbouring residential properties. The building has been sited in a location where it remains unobtrusive, with no significant overshadowing, overbearing, or loss of privacy to nearby dwellings.

Highway Safety

As per comments from the councils highways officer, to ensure the development fully complies with Policy CF6 of the High Peak Local Plan, the applicant is required to ensure the parking and turning facilities have been provided as shown on drawing 9HBG-03.

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

The application is recommend for approval subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 08/10/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council