

DELEGATED DECISION REPORT

HPK/2025/0133
Valid 30/06/2025

THE KNOLL
MARLBOROUGH ROAD
BUXTON

**PROPOSED REBUILDING OF
WESTERN PORCH TO
STABILISE FOUNDATIONS
AND INSTALLATION OF
FRENCH WINDOWS INTO THE
LOUNGE, VELUX ROOF
LIGHTS AND REPLACEMENT
WINDOWS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Neighbour Amenity
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site relates to The Knoll, a detached Victorian villa situated on Marlborough Road. The property is set back from the road, with a public footpath running along its boundary and connecting to Lascelles Road. Due to substantial boundary treatments, the site is largely screened from public view. The Knoll lies within The Park Conservation Area and is subject to an Article 4 Direction, which restricts certain permitted development rights.

PROPOSAL

Planning permission is sought for the replacement of the western porch and replacement windows on the eastern, northern, one window to the western and southern elevations.

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 and Guidance

Residential Design SPD (2005)
High Peak Borough Council Design Guide SPD (2018)
Buxton Conservation Areas Appraisal 2007

National Planning Policy Framework

Section 2 - Achieving sustainable development

Section 12 -Achieving well-designed places

Section 16 -Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 19-08-2025

Neighbour consultation period ends: 22-07-2025

Press Advert: 31-07-2025

Public Comments

No comments.

Conservation Officer

“The application seeks to rebuild the western porch and install French windows into the lounge at the rear of the property. The proposed plans also show that the fenestrations to the porch will be updated to be in keeping with the character of the host dwelling. The proposed changes appear to be in keeping with the character of the host dwelling and conservation area. Subsequently there are no heritage objections.”

Buxton Civic Association

No objection.

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

The proposal is for the alteration of a dwelling in a built-up, residential area. Policies S2 and S7 support in principle new development within built up area boundaries, however as the site is also located within The Park conservation area, where new

development will only be acceptable provided that it either sustains or enhances the heritage asset.

Design

Policy EQ 6 'Design and Place Making' states that 'All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place'

Policy EQ 7 'Built and Historic Environment', 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 in accordance with sub area strategies S5, S6 and S7.

The council's Residential Design SPD, chapter 9 states that 'Extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed'.

The High Peak Borough Council Design Guide SPD, chapter 5, paragraph 5.5 states that 'All 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.

Planning permission is sought for the replacement of the western porch and several windows to The Knoll, Marlborough Road, Buxton.

The applicant has outlined that the existing 1970s porch was constructed over original drainage lines, which are now collapsing and require repair. The proposal involves rebuilding the affected western 3 metres of the porch, re-routing the drains externally, and strengthening the foundations. The new porch would not increase in size or height, the original stonework and roofing materials will be reused to retain the porch's historic character. It is proposed to replace the porch's 1970s casement windows with sash windows of an identical style to the original Victorian windows.

The fenestration amendments will include additional and replacement windows and doors on the eastern, southern and northern elevation. It has been specified that hardwood (timber) materials would be used in the fenestration amendment, this will be secured by a condition should the application be approved.

The development is considered to compliment the character and appearance of the conservation area and be in accordance with Policies EQ 6, and EQ 7, of the High Peak Local Plan, the guidance contained within the Residential Design SPD, High Peak Design Guide.

Amenity

Policy EQ 6 'Design and Place Making' requires that '...development achieves a satisfactory relationship to adjacent development and does 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.

Bluebell House is located approximately 14 metres to the northwest of the application site. The Laurels flats are situated around 28 metres to the west, and 11a The Laurels lies approximately 20 metres to the north.

Taking into account the modest scale and nature of the proposed porch and fenestration alterations, the existing boundary treatments, and the separation distances to neighbouring dwellings, it is considered that the development would not result in any undue impact on residential amenity in terms of privacy, outlook, or overshadowing.

The proposal is therefore considered to comply with Policy EQ6 of the High Peak Local Plan.

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 proposal is considered not to have a harmful impact on the character and appearance of the property or the surrounding area Conservation Area. Moreover, the proposals do give rise to any adverse impact on the amenity of the neighbouring properties. Therefore, approval is recommended.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 29/10/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council