

DELEGATED DECISION REPORT

HPK/2025/0370
Valid 25/09/2025

136 LIGHTWOOD ROAD
BUXTON

REPLACEMENT
OUTBUILDING TO THE REAR
OF THE PROPERTY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Design
- Impact on neighbour amenity
- Nutrient Neutrality

DESCRIPTION OF SITE

136 Lightwood Road is a three-storey stone-built semi-detached property, located within the built up area boundary of Buxton. The property sits within a generous plot that slopes steeply towards a stream at the rear. To the front lies a driveway with mature hedging and planting. Access to the rear is via a side driveway leading to the existing outbuilding.

The surrounding area is residential in nature comprising of dwellinghouses of a similar size and design to the application property. Many of these properties feature large rear gardens and large outbuildings. The site is not within a conservation area, and the property is not listed. There are no recorded planning constraints beyond standard residential considerations.

PROPOSAL

Planning permission is sought for the erection of a new outbuilding following the demolition of the existing outbuilding.

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
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 Decision-making

Section 12 Achieving well-designed places
Supplementary Planning Documents

High Peak Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 11-11-2025
Neighbour consultation period ends: 22-10-2025
Press Advert: N/A

Public Comments

No neighbour representations were received.

Buxton Civic Association

Although it is longer than the existing building, the proposed building will not adversely affect the street scene. No objection.

OFFICER COMMENTS

Principle of Development

The proposal is for an ancillary outbuilding within the curtilage of a dwelling in a built-up, residential area. Policy S2 supports in principal new development within built up area boundaries. The new development will only be acceptable provided it meets the criteria of design and maintains residential amenity.

Design

Policy EQ6 of the High Peak Local Plan requires all development to be well-designed, respecting and contributing positively to the character, identity, and context of the area. Proposals should have regard to scale, height, density, layout, appearance, and choice of materials.

Planning permission is sought for the erection of an outbuilding following the demolition of the existing outbuilding. The existing outbuilding is a large timber-framed structure with stained timber cladding and profiled sheet roofing, accessed via a large garage door. It measures 50m² currently serving as a gym and storage space. The applicant has outlined the structure is in poor condition.

The applicant has stated within the Design and Access Statement that *“the side and roofing materials will be profiled sheet material.”* However, no detailed specifications

of these materials have been provided at this stage. Should planning permission be granted, a condition will be imposed requiring the submission and approval of a full materials schedule. This will ensure that the outbuilding accords with the Council's design principles and maintains an appropriate appearance.

The proposed outbuilding would contain a full-sized snooker table, a gym area, and storage space. This use is considered ancillary to the host dwelling. The structure adopts a traditional gabled form similar to the existing building positioned in the same location. The footprint measures approximately 80sqm in total with a height of 4m. While the proposed outbuilding is larger than the existing, this is considered acceptable given the generous size of the plot and the presence of similarly scaled outbuildings within the surrounding area. The design includes materials, such as stone walls and timber-framed windows, which reflect the character and detailing of the host dwelling, however further details are recommended with respect to the sheeting, and its colour.

Officers consider that the proposed design represents an improvement to the existing structure, offering a more sympathetic addition that better integrates with the character of the area, particularly when viewed from the principal elevation. The scheme is therefore considered to comply with Policy EQ6 of the High Peak Local Plan, the Residential Design SPD and the High Peak Design Guide.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

Chapters 12 and 15 of the NPPF contain relevant policies which require developments to preserve the amenity of existing and future occupiers including issues relating to noise and light pollution.

To the north of the application site lies 138 Lightwood Road. This property lies on slightly higher ground level, served by a mature hedgerow along the boundary. Although the proposed outbuilding would have a larger footprint than the existing structure, its overall height would remain unchanged, therefore there would be no greater impact in terms of overshadowing when compared to the existing building, on the residential amenities of the neighbour to the north. The building would extend further into the garden, which slopes downwards, and it is not considered to cause any additional impact on the rear amenity space of the neighbouring property to the north.

With respect to the adjoining neighbour to the south a 1.8m high fence and mature hedgerow form the common boundary. Although the new building does incorporate three windows which would look toward the common boundary, this would have the same effect as the current building which has several windows which overlook the common boundary.

Given its scale, siting, and ancillary function, it is considered unlikely that the development would result in any adverse impact on the amenity of neighbouring properties. The development therefore accords with Policy EQ6 of the adopted 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. However, the proposal does involve additional roof area and will therefore increase surface water run-off. However, given the 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.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in design and amenity terms and as such 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: 19/11/2025

X *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council