

## DELEGATED DECISION REPORT

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HPK/2025/0386  
Valid 03/10/2025

8 LISMORE ROAD  
BUXTON

ALTERATION AND  
EXTENSIONS OF EXISTING  
PROPERTY FOR FULL  
ADAPTED DISABLED USE  
AND EXTENDED FAMILY  
ACCOMMODATION.  
REMOVAL OF EXISTING REAR  
CONSERVATORY AND LEAN-  
TO. CONSTRUCTION OF  
DOUBLE 2 STOREY GABLE  
EXTENSIONS WITH SINGLE  
STOREY ELEMENT BETWEEN  
TO REAR AND NEW FRONT  
PORCH TO REPLACE  
EXISTING WITH EXTENDED  
CANOPY ROOF TO PROVIDE  
COVERED DISABLED ACCESS

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Principle of development
- Design
- Residential amenity
- Nutrient Neutrality

### DESCRIPTION OF SITE

The application site comprises a two-storey detached dwelling situated on Lismore Road, within the established settlement boundary of Buxton. The property is constructed from light-coloured stone and some rendering in areas, consistent with neighbouring homes. To the rear, the dwelling benefits from a conservatory and a large garden, while the frontage includes a small garden area and a section of hardstanding capable of accommodating 3 vehicles. The site boundaries are defined in part by hedging.

The surrounding area contains a mix of residential properties, predominantly detached and semi-detached dwellings.

There are no heritage constraints affecting the site.

### PROPOSAL

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

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **High Peak Local Plan 2016**

S 1 Sustainable Development Principles  
S 1a Presumption in Favour of Sustainable Development  
S 2 Settlement Hierarchy  
EQ 6 Design and Place Making  
CF 6 Accessibility and Transport

### **National Planning Policy Framework 2024**

Chapter 4 Decision-making  
Chapter 12 Achieving well-designed places

### **High Peak Design Guide SPD 2018** **Residential Design SPD 2005**

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

Approved, 1994 - Single & 2-storey Extensions To Form Gd.floor Cloakroom,garage & Utility Room With Bedroom & Bathroom Over,& Gd.floor Kitchen Lounge & Dining.

Approved,1998 - Single Storey Conservatory With Minor Changes To Previous Application 033348.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 25/11/2025  
Neighbour consultation period ends: 28/10/2025  
Press Advert: N/A

### **Public Comments**

Broadly we support this application, as the property and garden have gradually deteriorated in recent years. Clarification on the following points would be appreciated:

Regarding the Side Elevation: please clarify how far the new extension projects past the existing elevation, adjacent to 10 Lismore Road. Drawings show the distance (5175) from the original back wall of the property, but no dimension is shown from the prior extension's back wall. We are concerned that any new double-height extension will project sufficiently far as to impact light into our property, via the side window. Note: the existing two-storey wall already blocks light from the other side window in the same room.

The Site Block Plan indicates the side wall adjacent to 10 Lismore Road moves closer to the boundary. We assume this is an error with the drawing. Please confirm the existing wall adjacent to 10 Lismore Road does not move closer to the boundary. Are there any plans for changes to the existing hedge and side pathway adjacent to 10 Lismore Road during and after the construction?

Will the plan regarding parking ensure adequate ingress and egress for the appropriate number of vehicles whilst a vehicle is parked in front of the garage?

Will the five self-seeded Silver Birch trees, whose roots are already impacting the boundary wall, also be addressed?

### **Town / Parish Comments**

N/A

### **Derbyshire County Council Highways**

The principle of the proposal is acceptable, however, the parking layout, should be laid out to provide 3 spaces at 900 to the footway to provide easier manoeuvring both within the site and to and from the site, with dimensions which accord with the requirements of Section 8.6 of the Highway Authority's Parking Guide for New Developments. This will require the existing access to be extended further across the frontage. 2m x 2m x 450 pedestrian intervisibility splays also need to be provided on both sides of the access within the controlled frontage of No.8.

As set out in 4.8.1 of the Authority's Planning Streets and Places Design guide.

Please hold the application in abeyance until a revised access and parking layout has been submitted.

### **OFFICER COMMENTS**

#### **Principle of Development**

The application seeks full planning permission for an extension and 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 proposals, the development is deemed to be acceptable in principle subject to an assessment of material considerations such as design, residential amenity and nutrient neutrality which are discussed in greater detail below.

#### **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.

Regarding porches the Design Guide SPD (2018) states porches must be appropriate to the property and well designed.

Section 7 of the High Peak Design Guide emphasises that building details and materials are critical to the character, appearance and quality of development. Elements such as windows, doors, roofs, chimneys, stonework and boundary treatments are often what define the age and local distinctiveness of buildings, and therefore require careful consideration. Poorly chosen or detailed materials can significantly detract from the appearance of a building, even where the overall form is acceptable. Section 7 also addresses the use of render, noting that while it has a historical role in certain contexts, its use should be limited and carefully considered. Modern render systems may be acceptable outside sensitive areas if they are high quality and appropriately finished. Similarly, modern substitute materials may be acceptable in limited circumstances, but only where they respect the character of the building and its setting.

Planning permission is sought for a series of alterations and extensions to the existing dwelling, including the demolition of the existing rear conservatory and the existing front porch, followed by the erection of a new, enlarged front porch with an extended pitched canopy, together with the construction of two rear matching two-storey gabled side extensions linked by a central single-storey flat-roofed element to the rear.

The proposal includes the demolition of the current front porch and its replacement with a larger porch. The new porch would project 2.1 m from the front elevation and span 4.2 m in width. In addition, an extended pitched canopy roof running across the frontage of the property, measuring approximately 10.7 m, which would provide covered access between the main entrance and the former garage area. The front elevation would be finished in a combination of stone and render.

To the rear, the existing conservatory would be demolished and replaced with a part single-storey, part two-storey extension. Two identical two-storey gabled extensions would project from each side of the rear elevation, linked by a centrally positioned single-storey flat-roofed section featuring a large roof lantern, as shown on the proposed plans. The proposed side extensions would extend the full width of the dwelling. No new side-facing windows are proposed in the flank walls; however, rooflights would be incorporated on the side roof slopes. External materials would comprise a mix of render and stone, matching those found on the existing dwelling and on the street scene. The proposed works are intended to adapt and enlarge the property to meet the needs of a disabled family member and their appointed carer(s).

To the front of the property, a low stone boundary wall and several mature trees provide substantial screening when viewed from the street.

Along Lismore Road, the street scene is characterised by large detached properties set within generous plots, displaying a variety of architectural styles. The dwellings range from more traditional stone-built houses with steeply pitched roofs and gabled frontages, to more contemporary homes. Buildings are typically well-spaced, with

mature trees, and stone boundary walls. As Lismore Road does not present a completely uniform pattern of development it is considered that the proposal is well designed and would not negatively impact the street scene, considering the front boundary screening.

With regard to the assessment above the proposed development has been assessed to be in accordance with the Local Plan Policy EQ6, the Design Guide SPD and national policy detailed in 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.

10 Lismore Road and 6A Lismore Road are the neighbouring properties located to the west and east of the application site respectively. The applicant has submitted a site block plan which illustrates the spatial relationship between the proposed development and these adjoining dwellings.

The application site sits on a naturally forward building line when compared with No. 10 Lismore Road. This property features one side-facing window, which the submitted floor plans indicate serve an en-suite bathroom and site photos show this window is obscure glazed. As such, this window is not afforded the same level of amenity protection as a primary living space. Nonetheless, the proposed extension would not be constructed directly up to the shared boundary, thereby maintaining an acceptable separation distance of approx. 3 metres. This spacing ensures that the development would not result in any undue loss of light or overbearing impact upon this neighbouring window. Furthermore, the proposed front porch and canopy, given their modest scale and the separation between the dwellings, are not anticipated to give rise to any adverse impacts on the amenity of this neighbour. It is noted that the submitted block plan indicates that the rear extension would be positioned closer to this neighbour, however when measured on the proposed floor plans, the extension would maintain the existing separate distance between both properties.

6a Lismore Road is a large detached dwelling located to the east of the application site. Similarly to No. 10, this property contains two windows on its side elevation that face directly towards the application site. Typically, side-facing windows do not serve habitable rooms and therefore are not afforded the same level of protection as primary rear- or front-facing windows. The proposed side extension would not be positioned closer to the shared boundary, resulting in a remaining separation distance of around 7 metres between the two properties. This degree of separation would not result in any negative impacts on the side-facing windows at No. 6a

Lismore Road. The proposed rear extensions would not project beyond the rear elevation of No. 6a, and as such, the rear-facing windows of the neighbouring property would remain unaffected by the development.

The extensions would not breach the 45 degree angle when measured from either neighbouring dwelling.

Overall, it is considered that the proposed extensions would not harm the residential amenities of both neighbours.

### **Highway Safety**

Appendix 1 of the High Peak Local Plan requires a minimum of three off-road parking spaces for dwellings with four or more bedrooms. The proposed development would add an additional bedroom to the property; however, no alterations are proposed to the frontage to create further parking provision. As the property already benefits from three existing off-road parking spaces, it would meet the requirements set out in Appendix 1 without the need for additional works. The established access parking layout has operated accommodating the parking of 3 vehicles therefore in this case the applicant it is considered that the changes to the frontage as recommended by the highways authority are not necessary.

### **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 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. The proposal also involves additional bedroom and bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore in terms of both foul and ground water it is not considered that the proposal will 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.

### **Other matters**

The comments about the existing hedges and trees are noted. However, these soft landscaping features are not protected by a tree preservation order and are not considered to significantly contribute towards the character of the street scene. Moreover, they can be removed at any time without the Council's consent.

#### **CONCLUSION / PLANNING BALANCE**

The proposals are considered to accord with relevant policies in the High Peak Local Plan (2016), the Design Guide SPD (2018) and The Residential Design Guide (2005). As such the application is recommended for approval.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Agatha Dutton**

**Recommendation Date: 06/02/2026**

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**