

DELEGATED DECISION REPORT

HPK/2025/0492	40 DOVEDALE CRESCENT	DOUBLE STOREY FRONT
Valid 15/12/2025	BUXTON	EXTENSION
(FULL - HOUSEHOLDER)		

MAIN ISSUES

- Design, character and appearance
- Amenity
- Nutrient neutrality

DESCRIPTION OF SITE

The application relates to an existing two storey semi-detached residential property No.40 Dovedale Crescent, Buxton. The property benefits from a small driveway to the front and garden to the rear. The property shares a partition wall with its neighbour No.38 Dovedale Crescent to the east, whilst No.42 sits to the west, separated by a reasonably sized gap.

The site lies within the built-up area boundary and there are no heritage constraints on this site.

PROPOSAL

Planning permission is sought for the erection of a two 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
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Achieving Sustainable Development Chapter 2
Achieving Well Designed and Beautiful Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0517 Single storey rear extension and internal alterations to an existing dwelling - Approved February 2024.

CONSULTATIONS

Publicity

Site Notice expiry date: 19/02/2026
Neighbour consultation period ends: 05/01/2026
Press Advert: N/A

Public Comments

No comment

Town / Parish Comments

N/A

Derbyshire County Council Highways

The proposed extension will not impact the existing on site parking provision and will not create an additional bedroom at the property, therefore, it is considered that the application will have no highway impact.

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing residential property that lies within the built-up area boundary of Buxton, one of the larger Market Towns that sits at the top of the settlement hierarchy under Local Plan (LP). Policy S2 set out that such areas will be the focus for housing and economic growth. As such the principle of development is acceptable subject to an assessment of all relevant planning considerations.

Design

Paragraph 135 of the NPPF states, planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Paragraph 139 of the NPPF states “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

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. The adopted High Peak Design Guide 2018 sets out the parameters which new development should respond to. In respect to new development, it states at paragraph 5.2 that:

Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character. The aim should be to revitalise the building without altering its fundamental character.

Paragraph 5.5 continues:

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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help.

The Adopted Residential (SPD) (2005) paragraph 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.” Furthermore “Porches are rarely a traditional feature on the front of terraced houses and their introduction requires considerable care because of the disturbance to the main elevation of the house and possible intrusion in the street scene.”

Dovedale Crescent is categorised by semi-detached two-storey dwellinghouses. The homes have sloping, tiled roofs and display a mix of brickwork and white rendering. Most houses have modest, flat roof or slopping roof front porches. Two storey front extensions are uncommon within area with only one example being located at no.38 Dovedale crescent. This particular extension is considered to be a poor example as it materials do not match the host dwelling, resulting in an awkward and visually intrusive form of development.



Planning permission is sought for the erection of a two storey front extension. The submitted elevations show that the extension would have eaves height level with the existing dwelling, with a shallow hipped roof form.

It is noted that the neighbouring property has a two-storey front extension, approved in 1998. However, this earlier approval does not establish a precedent for similar development. The neighbouring extension was assessed under a historic local plan that has since been superseded by the National Planning Policy Framework, the Adopted High Peak Local Plan (2016) and the Design Guide SPD (2018), both of which set up-to-date design expectations. Furthermore, the neighbouring extension demonstrates how a two-storey front projection appears out of keeping with the established character of the area and disrupts the uniform development pattern of development along Dovedale Crescent.

As such, it represents an example of poor design and does not provide justification for replicating a similar feature at the application site.

The proposed two-storey front extension would dominate the principal elevation and would appear as an awkward addition to the front elevation. Its scale and form would further disrupt the rhythm of the character of the host dwelling, building line and wider street scene, resulting in a development that is uncharacteristic and visually intrusive. The extension would work against the buildings character, which the adopted Design Guide 2018 seeks to avoid. Accordingly, the proposal is considered unacceptable in design terms.

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.

Due to the location and nature of the works it is considered unlikely to have a negative impact on the amenity of the neighbouring properties.

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.

CONCLUSION / PLANNING BALANCE

The Residential Design Guide SPD (2005) highlights that porches on the front of terraced houses and their introduction requires considerable care because of the disturbance to the main elevation of the house and possible intrusion in the street scene. Although the application site is not a terrace house the same design principles can be applied. The proposed two-storey front extension would significantly alter/dominate the principal elevation and would be an intrusive addition to the original dwelling.

Its scale and form would further disrupt the rhythm of the street scene, resulting in a development that is uncharacteristic and visually intrusive and therefore is considered unacceptable in design terms.

The proposal is contrary to the NPPF para 135(c), Local plan policy EQ 6, The High Peak Residential Design Guide SPD (2005) and more recently adopted Design

Guide SPD (2018). Therefore in accordance with paragraph 139 of the NPPF 2024, the proposal is recommend for refusal.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Agatha Dutton

Recommendation Date: 19/02/2026

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council