

DELEGATED DECISION REPORT

HPK/2025/0381
Valid 08/10/2025

83 BEECH VIEW DRIVE
BUXTON

PROPOSED TWO STOREY
REAR KITCHEN AND
BATHROOM EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principal
- Design
- Amenity
- Trees
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site relates to No. 83 Beech View Drive, Buxton, a two-storey, two-bedroom semi-detached dwelling situated on the northern side of the Beech View Drive cul-de-sac.

The property forms part of a residential development approved in 2009, consisting of 60 two-storey dwellings of a similar size and form to the application property. Since completion, several of these dwellings have been granted planning permission for extensions, some of which have been implemented.

The site lies within the built-up area boundary of Buxton, and there are no heritage constraints affecting the property.

PROPOSAL

Planning permission is sought for the erection of part single part two storey rear 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
S2 Settlement Hierarchy
S7 Buxton Sub-area Strategy
EQ 6 Design and Place Making
EQ9 Trees, woodland and hedgerows
CF 6 Accessibility and Transport

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 25/11/2022
Neighbour consultation period ends: 30/10/2025
Press Advert: N/A

Public Comments

No comments received.

Derbyshire County Council Trees

The site lies within an area subject to a DCC Tree Preservation Order TPO 3 W6 1955. The County's Tree officer initially advised that a BS5837 survey should be prepared by a qualified arboriculturist and must inform the site layout and design from the outset.

Upon review of the submitted AIA and AMS the following comment was given:

"We have examined both the AIA and AMS and raise no objection to the proposed development subject to the following condition being imposed on any planning permission."

Derbyshire County Council Highways

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

OFFICER COMMENTS

Principle of Development

The application seeks consent for an extension to an existing residential dwelling that lies within the built-up area boundary of Buxton; identified as one of the larger

market towns sit at the top of the settlement hierarchy under Local Plan (LP) Policy S2, the focus for new housing and economic growth. The site is not constrained by any sensitive statutory designation. Given the nature of proposed development and having regard to the policy context set out above, the principle of development is acceptable subject to an assessment of all relevant planning considerations.

Design

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. 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.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

Planning permission is sought for the erection of a part single-storey, part two-storey rear extension. The single-storey element would extend the full width of the dwelling, measuring 3.5m in height with a sloping roof form, and would provide an enlarged kitchen/dining area. The two-storey element would be positioned 1.9m from the shared boundary with No. 81 Beech View Drive, measuring 2.4m in width. This addition would be constructed below the height of the existing roof ridge and would accommodate a new bathroom.

The existing dwelling is of a simple design, finished in light-coloured brick with a dark tiled roof. The extension would be constructed using materials matching those of the existing property, to be secured by condition.

extension would not be visible from Harpur Hill Road to the east due to the presence of mature trees and would be contained to the rear of the property, therefore, it is not considered that the proposal would result in any harmful impact on the street scene. The additions respect the scale and proportions of the host dwelling and would appear as subordinate and secondary elements.

In design terms, the proposal is considered to comply with Local Plan Policies S1 and EQ6, the High Peak Residential Design Guide SPD (2005), the Design Guide SPD (2018), and relevant sections of the National Planning Policy Framework.

Amenity

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.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

No. 81 Beech View Drive is the adjoining property located to the west. This dwelling features one large window and a door serving a kitchen/dining area. The proposed extension would result in a minor encroachment into the 45-degree line taken from one of these windows; however, this level of encroachment is not considered sufficient enough to result in the loss of natural light. The neighbours kitchen/dining benefits from two sizeable openings, which would continue to provide an adequate level of daylight. It is also noted that the single storey element, (if built alone) would fall within the usual permitted development allowances, which indicate that any impact on residential amenity is acceptable.

At first-floor level, the 45-degree line would not be affected, and no side-facing windows are proposed that would overlook No. 81.

A new first window is proposed to the eastern elevation of the existing dwelling. Given that there are no neighbouring properties to the east, this would not cause any overlooking or harm to existing residents.

Taking all factors into account, it is considered that the proposal would not result in unacceptable harm to neighbouring amenity. The relationship between the proposed extension and No. 81 Beech View Drive is therefore regarded as acceptable.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

The application does not include the introduction of new bedrooms, nor will the parking arrangements be altered. Upon review of the application, the highways authority has offered no objections to the application. The extension is therefore considered to meet the requirements of Policy CF6 of the adopted Local Plan.

Trees

Given the presence of trees protected under Tree Preservation Order DCCTPO3 along the northern boundary of the site, the applicant was required to submit an assessment in accordance with BS 5837:2012.

The applicant provided a combined AIA and AMS as instructed which included a full BS5837-compliant tree survey. The report confirms that no trees require removal to facilitate the development, and that the proposals do not encroach into the RPAs or canopies of the retained trees. Any potential risks during construction are appropriately mitigated through the specified tree protection fencing and controlled working methods.

Upon review of the submitted assessment Derbyshire County Council's Arboricultural Officer raised no objections, confirming that the assessment was acceptable subject to the implementation of the tree protection measures. The suggested condition (which has been agreed by the applicant) will be applied should the application be approved. As such the development would comply with policy EQ9 of the 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. 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 proposal is considered to be acceptable in design terms and would have an acceptable relationship with the neighbouring property. The proposal is therefore in accordance with Local Plan Policies S1 and EQ 6 alongside guidance given in the High Peak Residential Design Guide SPD and Design Guide 2018.

The proposal is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 20/03/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council