

DELEGATED DECISION REPORT

HPK/2025/0478
Valid 03/12/2025

**2 MACCLESFIELD OLD
ROAD
BUXTON**

**PROPOSED GARAGE
CONVERSION WITH SMALL
SINGLE STOREY REAR SIDE
EXTENSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site refers to a semi-detached property located on Macclesfield Old Road within the defined settlement area of Buxton. Owing to the steeply sloping site topography the property visually appears as a typical two storey semi-detached property from the front elevation but from the rear comprises a lower ground floor and in fact relates to a three storey dwelling. The site as existing comprises a pebble-dash render and is afforded an integrated flat roofed garage with a roller shutter door.

The surrounded area comprises predominantly semi-detached dwellings which are similar in scale and appearance to that of the application site. To the west of the site lies The Christ Church and Burbage Cemetery.

PROPOSAL

The application seeks to create a single storey side / rear glazed extension which would extend from the original side elevation of the host dwelling and would sit behind the existing flat-roofed garage. The proposed side extension would measure 2.6m in width from the east facing elevation with a depth of 2.2m projecting from the rear of the existing garage. The proposals would utilise a glazed mono-pitch, lean-to roof with a maximum height of 3.3m and would measure 2.5m to the eaves.

The proposals would also seek to convert the garage into a multi-purpose utility / store, remove the garage door and replace with new render to match the existing dwelling. The proposals would also include two new white Upvc frosted windows to the front elevation.

This application has been the subject of a number of design revisions which have revised the proposals from a flat roofed side extension, to a garage conversion with

single storey side extension. A lower ground floor garden room extension has also now been omitted from the submitted plans. The report and decision relate to the proposed plans received on the 26/03/2026.

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

Supplementary Planning Documents

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

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS – N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 06/02/2026
Neighbour consultation period ends: 26/12/2026
Press Advert: N/A

Public Comments

6 neighbouring comments have been received with regards to the proposed development, 5 objections and 1 neutral comments. Following the first set of revisions neighbours were reconsulted with two new objections raised.

Material considerations raised in the neighbouring comments concern the following:

- Lack of parking space and subsequent congestion
- Obstruction of the public footpath / pavement
- Appearance of the flat roof not in keeping with the surrounding area
- Extension should be set back from the building line (Design is out of character with neighbouring properties)

- Cumulative impact of development

Town / Parish Comments

N/A.

Derbyshire County Council Highways (No objection subject to conditions)

On the 17/12/2025 DCC highways recommended that the application is deferred pending additional information. Following revised information and plans the updated Highways comments are as follows:

Further to previous LHA comments to this application and following the receipt of additional details regarding the on site parking provision, the revised details now include the provision of two parking spaces to the front of the property.

The additional space, which will require the existing vehicle crossing to be extended as shown on the revised plans, is somewhat restricted in the depth of the space; however, should a vehicle park in the space and overhang the footway and cause an obstruction to users of the footway, this will be an issue for the police who have the sole powers to take appropriate action. Should the space be unusable, it is considered that some additional roadside parking will not have an unacceptable impact on highway safety.

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.

Conditions

The development hereby approved shall not be brought into use until the access, and parking facilities have been provided as shown on the revised drawing(s).

Reason: To ensure conformity with submitted details.

Buxton Civic Association

Objection on the basis that the proposed two storey flat-roofed side extension is out of keeping with the existing house and adjacent houses, particularly in this relatively prominent location. The side extension should have a hipped, pitched roof to match the existing roof.

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). The site is not constrained by any sensitive statutory designations and given the nature of the proposed development is deemed to be acceptable in principle subject to an assessment of material considerations such as design and residential amenity 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.

Some concern had been raised by neighbouring occupiers with regards to the design of the proposals. The scheme has subsequently been amended and a follow-up consultation was carried out and no further comments regarding the design of the proposed works were received.

Following revised plans the lower ground floor conservatory / garden room has since been omitted from the proposed plans.

The proposed side extension element would largely be obscured by the existing garage with only a section of the glazed conservatory style roof visible above the garage. Given the limited visibility of the proposed extension and that conservatory extensions are commonplace, it is considered that the proposed side / rear extension would not appear out of keeping with the surrounding area and is judged to comprise an appropriate design which would not harm the character of the existing dwelling. Furthermore, it is noted that should this element be applied for separately it would likely fall within the requirements of permitted development.

The proposals would appear visually subservient and as a subordinate extension and in combination with its limited intervisibility, as above is not deemed to have any unacceptable impacts upon the character of the street scene and wider surrounding area.

The proposed garage conversion and replacement of the garage door with two new glazed window units is deemed to be an acceptable alteration and the conversion of the garage itself would likely not require planning consent in its own right. The proposed new windows would appear similar to those used on the first floor of the front elevation of the host dwelling and as such are judged to be appropriate in this instance.

The proposed works would not have any unacceptable impacts upon the character of the street scene or the existing host dwelling in accordance with 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.

As above the lower ground floor conservatory / garden room has since been omitted from the proposed plans.

The proposed side / rear extension would not extend beyond the existing furthest projection of the side and rear elevations of the host dwelling and there are no properties located to the east / northeast of the site. As such this element of the proposals would not have any unacceptable impact with regard to overshadowing and would not create an overbearing addition in its nature.

There are no residential properties to the rear of the site which instead comprises the Buxton Youth Scouts Club circa 25m to the north. The nearest property opposite the site at Church View Cottages is approximately 35m to the southeast. Additionally, the proposed extension would be sited behind the front elevation, with the new windows to the proposed garage conversion also set back from the principal elevation and would utilise frosted glass. Therefore, the proposed works are not deemed to have any adverse impact upon neighbouring amenity with regard to a loss of privacy or lead to overlooking.

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 proposed works would not increase bedroom provision at the site but would result in the removal of an existing garage. The plans show the provision of two parking spaces to the front of the property. This would involve the removal of a small element of the existing front wall.

A number of objections have been received with regards to existing highways issues, particularly with regard to access and parking.

The existing garage at 4.5m in depth is substandard. New garages are required to have an internal measurement of 3m by 6m to accommodate an opening door. As such the existing garage does not provide a parking space which can be counted towards the overall parking provision for the property. Derbyshire County Council Highways have raised no objection to the proposed works subject to a condition to ensure the parking spaces are provided prior to first use of the proposed development.

Therefore, given that there are no highways safety objections subject to condition and the site meets Appendix 1 Parking Standards of the High Peak Local Plan for a three bedroom property, the proposals are deemed to be appropriate in this instance.

A number of objectors have comments on the proximity of the site to the traffic light junction with Macclesfield Road/ Green Lane, and the obstruction of vehicles parking on the road. Whilst this is regrettable, any matters relating to unsafe parking on the public highway are a matter for the Police to enforce. The site has the required level of off road parking to serve the number of bedrooms at the property, and therefore it would be unreasonable to require additional parking spaces.

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 proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual and

residential amenity and highway safety. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework. Therefore, the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 16/03/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council