

DELEGATED DECISION REPORT

HPK/2025/0491
Valid 09/02/2026

17 MACCLESFIELD ROAD
BUXTON

PROPOSED DROPPED KERB
TO ENLARGE THE DRIVEWAY
ENTRANCE

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to a detached dwellinghouse in a sizeable plot on Macclesfield Road, Buxton. The site is bounded to the east, south and west by other residential dwellings with a relatively large garden which extends upwards away from the dwelling to the south with an additional square of garden to the south west of the site at the rear of the neighbouring property to the west. The site is located within Buxton's built-up area boundary but is not within a conservation area.

Between no 19 and no 17a Macclesfield Road there is a footpath that continues past the rear garden of these properties and the application site.

PROPOSAL

The application seeks full planning consent for a dropped kerb and the enlarged driveway area. The proposals would remove a section of approximately 0.8m the existing dry stone wall to create the larger access.

Planning consent is required for the dropped kerb as the site fronts onto Macclesfield Road which is a classified road.

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

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

HPK/2016/0620 - Certificate of lawful use as rental accommodation (Withdrawn 24/01/2017)

HPK/2019/0092 - Proposed renovations to existing bungalow to incorporate new bedrooms in existing loft space with full-length dormer to rear (Refused 03/12/2019 / Appeal Dismissed 09/09/2020)

HPK/2020/0497 - Resubmission of HPK/2019/0092 for a Replacement Building at the rear of 17 Macclesfield Road (Approved 15/01/2021)

HPK/2021/0186.- new detached garage and store (Refused 27/05/2021 / Appeal Dismissed 24/01/2022)

HPK/2021/0441- lawful development certificate for a proposed detached garage (Approved 03/11/2021)

HPK/2022/0302 – New detached garage and store (Refused 24/02/2023 / Appeal 14/09/2023)

NMA/2022/0016 – Changes to dormer, windows and doors (Approved 15/02/2023)

CONSULTATIONS

Publicity

Site Notice expiry date: 09/04/20256
Neighbour consultation period ends: 05/03/2026
Press Advert: N/A

Public Comments

One public comment has been received from Buxton Civic Association “No Objection”.

Town / Parish Comments

N/A.

Derbyshire County Council Highways

It is considered that the proposed widened access will have no detrimental impact on the public highway.

The applicant will be required to apply to DCC for authorisation to undertake the works under S184 of the Highways Act 1980.

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 full planning permission for an 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.

The proposals would reduce 0.8m of the stone walling to widen the driveway entrance, remove the internal side wall to the existing driveway and extend the driveway area as well as seeking a dropped kerb extension to the access onto Macclesfield road. The proposed works are of a low level of intrusion and would reflect similar driveway arrangement elsewhere in the street scene remain

sympathetic to the existing dwelling and street scene. The proposed works are to use materials (tarmac) to match that of the existing driveway and boundary treatments and as such are considered to be appropriate.

With regards to the above it is considered that the proposed development would be of an appropriate design and would not have any detrimental impact upon visual amenity or the character of the existing dwelling in accordance with Local Plan Policy EQ6, Supplementary Planning Documents and 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 proposals relate solely to a dropped kerb and driveway enlargement. The site as existing comprises a substantial plot. The proposed driveway enlargement is not judged to have any unacceptable impacts with regards to overlooking and would not result in any loss of privacy to the neighbouring occupiers. The proposed works are at ground level and would not result in any overshadowing or loss of outlook.

Consequently, the proposed works are not judged to have any unacceptable impacts upon residential amenity in accordance with Local Plan Policy EQ6, Supplementary Planning Documents and the NPPF.

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 seek to create a large driveway entrance through the removal of a section of wall to the front boundary treatment and a new dropped kerb to make use of the larger access.

Derbyshire County Council Highways have stated that *“the proposed widened access will have no detrimental impact on the public highway.”*

The proposals would not reduce any onsite parking provision and would provide greater visibility for entry and egress of the site. The proposals are therefore judged to not have any unacceptable impacts upon highway safety in accordance with Local Plan Policy CF6.

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 amenity, residential amenity or 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: 08/04/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council