

DELEGATED DECISION REPORT

HPK/2025/0410
Valid 20/10/2025

10 COLLEGE ROAD
BUXTON

DEMOLITION OF EXISTING
TIMBER GARAGE AND
ERECTION OF NEW BRICK
BUILT GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Impact upon Residential Amenity
- Impact upon the Conservation Area
- Impact upon Trees
- Highway Safety and Parking
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site refers to a large detached brick built and render dwelling located on College Road within the defined settlement boundary of Buxton. The site as existing is afforded a detached timber garage to the rear of the property and along the northern boundary.

Additionally the site is located within the Buxton College Conservation Area which is characterised by large, detached dwellings of mixed character. The majority of dwellings on College Road are of stone with slate roofs, however there are also a number of rendered properties. Boundary treatments along College Rd consist of predominantly low stone walls with mature hedgerows and trees behind which creates a very green street scape.

PROPOSAL

The application seeks full planning consent for the demolition of the existing detached timber garage and its replacement with a new brick built garage sited in the same location as the existing arrangement.

The proposed new garage would comprise a dual-pitch roof with brick facing and red clay roof tiles to match the host dwelling.

The proposed replacement garage would measure 9.1m in length and 4.15m in width. The proposed garage is to measure 2.4m in height to the eaves with a maximum height of 4m.

Revised plans have been received to replace the original proposed roller shutter door with a new timber door and frame.

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
EQ 7 Built and Historic Environment
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

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/4167: 2 storey extension to rear of existing dwelling (Approved 29/04/1986)

CONSULTATIONS

Publicity

Site Notice expiry date: 11/12/2025
Neighbour consultation period ends: 11/11/2025
Press Advert: 20/11/2025

Public Comments

No public comments received.

Town / Parish Comments

N/A.

Conservation Officer (No Objection subject to Condition)

The Buxton College conservation area consists of College Rd, Green Lane and Temple Rd area. The development of Collage Rd began in the late 19thC providing high quality housing for the new professional classes who were moving to Buxton. College Road is characterised by large, detached dwellings of mixed character. While the majority of dwellings on College Road are of stone with slate roofs, there are also a number of rendered properties. Boundary treatments along College Rd consist of predominantly low stone walls with mature hedgerows behind. The combination of hedgerows and mature trees lining the road creates a very green street scape.

The application proposes to replace an existing timber garage with a brick garage. The existing timber garage approx. 7.5m by 4.09m and is set back from the main dwelling house with minimal visibility from the street. The proposed 9.1m by 4.1m brick garage will be placed in the same location as the existing garage. The proposed garage will be larger in size however; it is to be located sufficiently back from the main dwelling that there are no heritage objections to the increase in size. 10 College Rd is a large detached dwellinghouse with Arts and Crafts influences.

The dwelling is of red brick and white render, neither brick nor render are traditionally characteristic of the Buxton area. Therefore, the use of brick and clay tile would not usually be considered acceptable within the conservation area. However, as both brick and clay tiles are used at 10 College Rd these are considered acceptable in this instance. A uPVC window and side door is proposed for the side door of the garage. uPVC is not generally considered acceptable within the conservation area. However, in this case they will not be visible from the street scene. uPVC may be considered acceptable subject to agreement of details. Similarly, a roller door may be considered acceptable. However, the details provided are minimal and lack information such as colour and finish. A roller door may be acceptable subject to agreement of these details as it will be partially visible from the street scene.

Revised Plans have been received to replace the roller shutter door with a timber door and frame. The Conservation Officer has since confirmed that "Further to our discussion the revised door design, showing a timber door with vertical emphasis, is considered acceptable within the conservation area."

Tree Officer (Objection Removed)

The application site is within the Buxton College Conservation Area and contains trees protected by Tree Preservation Order no 254-2012. At present, no arboricultural detail has been submitted to support the application. Protected trees are likely to be impacted by the proposal and this is alluded to within the DAS. This proposes a pile and ring beam foundation method to address potential impacts on retained trees. In order to fully assess the impact of the proposal on retained and

protected trees, it will be necessary to submit an Arboricultural Impact Assessment to BS5837-2012. If specialist foundation details are proposed, the engineer and arboriculturist should collaborate to ensure that the foundation design achieves the aim of protecting the roofing environment. At present, an in principle objection is raised due to the absence of the above mentioned detail. Further comments may be made once appropriate detail becomes available.

Following receipt of a Tree Survey and AIA the Tree Officer has confirmed that there no objection to the proposals were identified subject to compliance with the measures identified in the AIA.

Derbyshire County Council Highways (No Objection)

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 full planning permission for a householder development for a replacement garage ancillary 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 proposed development and its location, the development will only be considered acceptable in principle provided that the garage will sustain or enhance the heritage asset and subject to an assessment of material considerations such as residential amenity which are discussed in greater detail below.

Design, Appearance and Impact upon the Conservation Area

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.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

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 9.7 of the Residential Design Guide SPD identifies that Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house. Flat roofs should be avoided. Doors with vertical emphasis are usually preferred and timber side hung door may be required in sensitive locations.

The host dwelling of the application site comprises a part brick and part rendered appearance. Brick and render are not typical material of the High Peak Borough. Given the appearance of the existing property, the proposed replacement of a timber garage with a brick garage is not judged to appear out of keeping with the character of the Conservation Area or that of the existing dwelling.

Whilst the proposals do seek to create a large detached garage given the substantial nature of the plot and the scale of the host dwelling the proposed replacement garage is deemed to be proportionate to the existing dwelling.

The proposals would utilise a dual-pitch roof as per the existing garage and revised plans have been received to alter the roller shutter door to that of a timber door and frame to minimise any impact upon the character of the Conservation Area.

The Design Guide SPD identifies at paragraph 5.10 "These need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building.

The proposed replacement garage would remove the existing garage which is in a significant case of disrepair with a brick built garage. As above whilst brick is not a traditional material within the High Peak in this instance this would match the use of red brick of the host dwelling. The host dwelling features a hipped roof with a projecting gable frontage from the front elevation. Whilst the proposals do not seek to replicate this arrangement, they would replace a dual-pitch roof with a new garage comprising a dual pitch roof and are therefore deemed to accord with the design guide criteria.

The proposed garage whilst larger than the existing garage would still be located in the same position as the existing arrangement set back from the principal elevation by approximately 25m and set back from the rear elevation by approximately 9m. The Conservation Officer has not raised any objections to the proposals (Subject to condition) and has identified that *"it is to be located sufficiently back from the main dwelling that there are no heritage objections to the increase in size"* and continues *"as both brick and clay tiles are used at 10 College Rd these are considered acceptable in this instance."*

Following further comments raised by the Conservation Officer the proposals have been revised to remove the proposed roller shutter door with a new timber door and frame. Following such revisions combined with the notable set back from the highway the development would not have any harm upon the character of the Conservation Area which would be preserved and sustained.

Consequently, the proposed replacement garage is not judged to have any adverse harm upon the character of the host dwelling or that of the Conservation Area and

wider street scene. The proposed development is in accordance with Local Plan Policy EQ6, EQ7, the Design Guide SPD and national policy detailed within 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.

The proposed replacement garage would be located in the same location as the existing garage and given the retained distances of approximately 25m to the nearest residential properties the 45 degree rule is not deemed to be applicable in this instance.

There would not be any windows to the proposed garage which would face towards neighbouring property of no.8 College Road. The only window would face towards the south into the rear garden area of nos. 10 and 12. Given the interface distances of 35m to no. 12 College road and that the garage would be almost entirely obscured by the existing host dwelling of no.10 this window is not judged to give rise to any detrimental impacts upon amenity. The Buxton Community School is located circa 55m west of the proposals. As such the proposed garage is not judged to have any detrimental impacts with regards to overlooking and privacy.

The proposed development would not have any unacceptable impacts with regards to neighbouring amenity and complies with Local Plan Policy EQ6, the Residential Design Guide further to national policy contained within the NPPF.

Trees

High Peak Local Plan Policy EQ9 states that “The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.”

The application site is surrounded by a number of trees which line the boundary of the site. Three of which are designated Tree Preservation Orders (TPOs), one of which is located in the garden area of the adjacent property but partially overhangs the existing garage. No trees are proposed for removal as a result of the development.

An objection was initially received by the Tree Officer on the grounds that information had not been provided to ensure that there would be no harm to the existing trees.

Subsequently additional information was received to which the Tree Officer has confirmed the measures are judged to be suitable and as such the proposals are deemed to not have any unacceptable impacts upon existing trees.

With regards to the two TPO's within the site, TPO T3 Lime is not proposed to be altered with the only works to fit sheaths to the telecoms lines to prevent direct contact with the stem. With regards to TPO tree T4 Sycamore it is proposed to reduce the crown and prune laterally to previous pruning points. T6 Goat Willow TPO is proposed to be pruned to previous points however consent will be required from the adjacent landowner prior to any works. Following the submitted AIA the Tree Officer has confirmed that they are happy to remove their objection subject to the measures identified in the Phase 1 and Phase 2 AIA assessment being carried out in full.

Consequently the proposed works subject to condition are judged to comply with policy EQ9 and national policy contained within the NPPF and would not prejudice any protected trees.

Highway Safety and Parking

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 proposals relate to the replacement of an existing garage with a new garage of a larger depth. Both the previous and proposed garages are deemed to comply with parking standards for garages. Therefore, the proposals are not deemed to result in any adverse impacts with regards to parking. Indeed there is a long driveway which would also accommodate sufficient off road parking to serve the dwelling. The site would retain the existing access arrangements and therefore there is no judged to be any harm upon highway safety.

DCC highways have confirmed that they have no objections to the proposals which would have no material impact upon the public highway. Consequently the proposals accord with Local Plan Policy CF6 and Appendix 1 of the High Peak 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 or additional 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. The proposals would continue to sustain the character of the Conservation Area and are of an acceptable design that will not result in any adverse impacts upon visual or residential amenity. 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: 31/03/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council