

DELEGATED DECISION REPORT

HPK/2026/0048
Valid 05/02/2026

171 BURLOW ROAD
HARPUR HILL
BUXTON

DOUBLE STOREY REAR
EXTENSION TO CREATE
ADDITIONAL BEDROOM AND
EXTEND KITCHEN/DINER
SPACE AT GROUND FLOOR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Character and Appearance
- Neighbouring Amenity
- Highway Safety
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site comprises a two-storey, semi-detached dwelling located on Burlow Road. The property is constructed of red brick with a pitched slate roof. It benefits from a rear garden and a hard surfaced forecourt, which has the capacity to accommodate parking for up to three vehicles.

The surrounding area is predominantly residential in character, with neighbouring dwellings generally of a similar size, scale and form to the application property. The site lies within the defined built-up area boundary of Buxton and is not subject to any heritage designations or constraints.

PROPOSAL

Planning permission is sought for the erection of a part single storey, part two storey rear extension following the demolition of the existing conservatory.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
S7 Buxton sub area strategy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 12

Supplementary Planning Documents

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 10/03/2026
Neighbour consultation period ends: 02/03/2026
Press Advert: N/A

Public Comments

Buxton Civic Society – No objection.

Town / Parish Comments

No comments received.

Environmental Health

This development is situated within 250 meters of a historical landfill site. Because of the potential risk to human health, before development the applicant should ascertain whether gas protection measures are required. If necessary, a gas impermeable membrane should be incorporated within the structure along with a ventilated sub floor area. Any services entering/leaving the structure should be located above the gas impermeable membrane or alternatively, adequate seals will need to be provided if the membrane is to be breached. The details of the gas impermeable membrane and with particular attention to the joins with any existing structure and seals around any services, plus details of the sub-floor ventilation should be submitted to Approved Building Control for approval prior to the works being carried out.

Derbyshire County Council Highways

As the proposed extension will increase the number of bedrooms at the dwelling to four, a minimum of three parking spaces is required to accord with DCC's parking

guidance. There does appear to be space at the dwelling to provide three parking spaces; however, one of which would be within the front garden, which appears to be how the parking arrangements are set out currently. The parking provision for three spaces can be covered by condition or, and more preferably, the applicant can submit a plan which clearly identifies three parking spaces which, in itself, can be conditioned.

OFFICER COMMENTS

Principle of Development

The application seeks consent for an extensions to an existing residential dwelling that lies within the built-up area boundary of Buxton; identified as one of the larger market towns at sit at the top of the settlement hierarchy under Local Plan (LP) Policy S2. This area is identified as being a location which will be 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 following the demolition of the existing conservatory. The proposed extension would project 4 metres beyond the original rear elevation at both ground floor and upper floor level. The extension would have a width of 6.4m at ground floor level and 4.6m at first floor level.

The two-storey element would be set down from the highest point of the existing roof, with a hipped roof form that reflects that of the original dwelling. The single storey element would have a mono pitched roof which would slope towards the two storey extension. The proposed extensions would be built using matching materials to the existing property which will be secured by a condition.

An assessment of the surrounding area shows that rear extensions of a similar scale and form are common. In particular, the adjacent properties at Nos. 169 and 171 Burlow Road benefit from comparable rear extensions, which establishes a clear pattern of development. The proposal would therefore align with the character and built form of neighbouring properties.

Due to its location at the rear of the dwelling, the proposed extension would not be readily visible from Burlow Road and would have no impact on the street scene from this primary public vantage point. The extension would, however, be visible from the most western point of the Barson Grove cul-de-sac. However, the design is in keeping with the scale, form and appearance of neighbouring properties and, as such, it is not anticipated that the development would result in any harm to the character or appearance of the street scene when viewed from this location.

Overall, the proposed development is considered to be of an appropriate design, remaining subordinate to the host dwelling and respecting its original form and appearance. The design reflects the established pattern of development and therefore would not result in harm to visual amenity or the character and appearance of the surrounding area.

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.

The Adopted Residential Design SPD (2005) states, as guide a distance of 21 metres between habitable room windows of adjacent properties will provide an acceptable level of amenity.

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

173 Burlow Road is the neighbouring property located to the east of the application site. This property benefits from a part single-storey, part two-storey rear extension, comparable in form to that proposed at No. 171. The proposed extension would not

breach the 45-degree line from any rear-facing windows, and a separation distance of approximately 7.1 metres would remain between the proposed extension and the neighbouring property. The proposed side-elevation window would face directly towards the side elevation of No. 173. To safeguard the privacy of this neighbouring occupier, the proposed new window would be fitted with obscure glazing. This would be secured by a condition should planning permission be granted.

169 Burlow Road is the attached neighbouring property to the west of the application site. Similar to No. 173, this property also benefits from a part single-storey, part two-storey rear extension. The proposed extension would not breach the 45-degree line from any habitable windows and is therefore considered to result in an acceptable relationship with this neighbouring property.

The proposed extension would face the rear garden of No. 13 Barson Grove at an oblique angle and would maintain a separation distance of approximately 20 metres between the two properties. This distance, whilst just below the Councils adopted privacy standards, when combined with the angle is considered sufficient to ensure an acceptable level of residential amenity is retained. As such, the proposed extension would not cause any negative amenity impacts, including loss of sunlight, overshadowing, overbearing impact, loss of outlook or loss of privacy.

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 property benefits from a large area of hardstanding to the front, which provides parking for three vehicles, in line with the recommended provision for a four-bedroom dwelling. The applicant has submitted drawing ALPL-001A, which illustrates the layout of the parking spaces. In accordance with advice from the Highway Authority, a condition will be imposed to ensure the retention of a minimum of three off-street parking spaces within the site.

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 in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework and is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 07/04/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council