

DELEGATED DECISION REPORT

HPK/2025/0481
Valid 03/12/2025

80 CLIFF ROAD
FAIRFIELD
BUXTON

INSTALLATION OF
CONSERVATORY AT REAR
OF PROPERTY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Design
- Highways
- Impact upon residential amenity
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site refers to 80 Cliff Road, a two-storey end of terrace property located on north side of Cliff Road, Buxton. The existing dwelling is built in stone and features a mono-pitch roof side porch. The surrounding area comprises predominantly two storey terrace properties and flats to the north and east.

The site is located within the Buxton built up area boundary and there are no heritage constraints on this site.

PROPOSAL

Planning permission is sought for the erection of a rear 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
S2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

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

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: 03/02/2026
Neighbour consultation period ends: 26/12/2025
Press Advert: N/A

Public Comments

No public comments received.

Town / Parish Comments

N/A.

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 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.

During the application process, amendments to the submitted plans were made regarding the shape and depth of the conservatory. Although the conservatory is still 4.6m in depth, the corner adjacent to the adjoining neighbours is now set at a 45 degree angle to meet the 45 degree line (see below). In light of no neighbours having objected to the original plans, and the overall footprint being reduced, no neighbour reconsultation has been carried out. The following assessment has been made on the revised plans.

The proposed rear conservatory would comprise a typical glazed conservatory appearance. Conservatory style extensions are usually permissible under Permitted Development rights however in this case the proposals would exceed the criteria for permitted development by 1.5m. Although having a depth which would compete with the portions of the host dwelling, the proposed works are located entirely to the rear of the application site and given this position it would not be visible from any public vantage points. As such the proposed rear conservatory is not judged to have any detrimental impact upon the character of the existing street scene.

Measuring 3.6m in height with a maximum depth of 4.6m the scale of the proposed development exceeds what would ordinarily be considered appropriate for a rear extension, however the overall impact is somewhat softened by the design. The conservatory would not span the full width of the host dwelling and would be constructed predominantly in glazing rather than stone or brick. Its wedge shape form would somewhat assist in the structure from appearing as overbearing.

For the reasons outlined above, it is considered that the proposed development would not have any unacceptable adverse impacts upon the character of the dwelling or the wider surrounding area and is therefore in accordance with the High Peak Design Guide SPD, Local Plan Policy EQ6 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.

No. 78 Cliff Road is the adjoining property to the west of the application site and contains a rear-facing window positioned very close to the shared boundary. This window is thought to serve a utility room.

The proposed rear conservatory would be built 1.9m away from the shared boundary with no. 78. An existing shed within the neighbour's garden already partially obstructs views from the boundary window, reducing its current level of light. The amended plans show that that 45 degree line of sight would not be fully disrupted by the proposed conservatory due to the wedge shape design. Taking these factors together, the impact on No. 78 is considered reasonable in this context.

To the east of the application site lies Flat 3, Bench Road, which directly faces the rear garden of the application property. The boundary is defined by an existing fence measuring approximately 1.8 metres in height to the application site, small alleyway and stone wall to the neighbour. This boundary is considered sufficient to provide effective screening and would adequately safeguard the privacy and amenity of the occupants of Flat 3, Bench Road. With respect to the relationship to the neighbours to the rear, a flatted development, the existing 1.8m close boarded fence to the application would prevent any overlooking.

No neighbouring objections were received.

The proposal would have an acceptable relationship with the neighbouring property and would comply with Local Plan Policy EQ 6.

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.

Highway Safety

The proposal would not alter the existing parking arrangements at the site, nor would it introduce any additional bedrooms that might trigger a need for further parking provision. The Highway Authority has reviewed the application and raised no objections.

CONCLUSION / PLANNING BALANCE

Overall, the proposal is considered to be acceptable in design terms and would have an acceptable relationship with the neighbouring property. Therefore, the application is recommended for Approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 12/05/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council