

DELEGATED DECISION REPORT

HPK/2026/0069
Valid 13/02/2026

10 CAVENDISH AVENUE
BUXTON

PROPOSED EXTENSION TO
EXISTING FRONT PORCH
AREA

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principal
- Design
- Residential amenity
- Nutrient neutrality

DESCRIPTION OF SITE

The application site, is a two storey semi detached dwelling house located on Cavendish Avenue, within the built up area boundary of Buxton.

The dwelling house has been constructed with a combination of stonework at ground floor level and rendered at first floor level, finished in a light colour. The dwelling is set back from the road with a private driveway leading to a single garage.

There are no heritage constraints on this site.

PROPOSAL

Planning permission is sought for the erection of a front porch.

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

Section 12 – Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 03/03/2026

Neighbour consultation period ends: 17/03/2026

Press Advert: N/A

Public Comments

Buxton Civic Society - No objection to the proposed porch but recommend that HPBC seek a more sympathetic design in respect of the proposed roof light, which is large and would dominate the porch roof. Integral glazing should be considered.

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 applications proposes extensions and alterations within the built-up area boundary of Buxton, identified in LP Policy S 2 as a Market Town in the settlement hierarchy. The area is considered suitable for housing and economic growth. The site has no statutory restrictions limiting development of this nature. Therefore the principle of the development is acceptable, subject to consideration of the following policies.

Design

Policy EQ6 of the Local Plan states all development should be well designed and of a high quality that respects local distinctiveness and sense of place.

The Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.” Para 9.5 states In most cases the simpler the porch, the better. Usually a gabled form is preferred, although a lean-to roof may be better on post war houses.

Planning permission is sought for the erection of a front porch. The proposed porch would be modest in scale, with an external footprint of approximately 2.1m² and a

height of 3.2m, attached to the existing porch. It would incorporate a mono-pitched roof with a single rooflight contained within the roof slope, and glazed doors designed to match the style and materials of the existing dwellinghouse.

The dwellinghouses along the street display a varied architectural style; however, there are examples of similar porch extensions within the area. Notably, planning permissions have been granted at Nos. 26 and 29 Cavendish Avenue for porch extensions. As such, the proposed porch would not be out of keeping with the established character and pattern of development in the area.

In addition, the application property benefits from a low stone boundary wall and mature hedging along the frontage, which would provide a degree of screening of the proposed development from the street. The comments of the Civic Association are noted however it is considered that the roof light would not form a prominent addition to warrant refusing this application.

The proposed porch would be of a simple and modest design, with a footprint and scale that remains clearly subservient to the host dwelling. The development is therefore considered to comply with the principles of Policy EQ6 of the High Peak Local Plan and the adopted Residential Design Supplementary Planning Document.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

Section 12 Paragraph 130 of the NPPF states that development should create places with a high standard of amenity for existing and future users.

The proposed would not breach the 45 degree line to the adjoining neighbour (12 Cavendish Avenue). Consequently, the proposed porch is not judged to create any unacceptable impacts regarding privacy, loss of light or overlooking. The proposed porch is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity. It is noted that the adjoining neighbour has submitted an identical application in respect of the porch alterations, ref HPK/2026/0065.

Highway Safety

LP Policy EQ 6 states that all development should be easy to move through, incorporating integrated car parking, pedestrian routes, and, where appropriate, cycle routes and facilities LP Policy CF 6 states that all development should be safely accessed, minimising the need for travel.

The parking arrangements at the site would remain unchanged. The DCC highways have offered no objection to the development.

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, when compared to the existing porch 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 of an appropriate design and scale and would not result in any adverse impacts on residential amenity. It therefore complies with Policy EQ6 of the High Peak Local Plan and the adopted Residential Design SPD.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 15/05/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council