

DELEGATED DECISION REPORT

HPK/2026/0103
Valid 09/03/2026

1 WATFORD ROAD
BUXTON

CONSTRUCTION OF TWO
STOREY REAR EXTENSION
AND REAR RAISED PATIO

(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 No.1 Watford Road; a large two storey detached residential property that is situated to the south of the public highway within a substantial plot. The house has a rectangular form with the principal elevation facing northwards and the rear elevation fronting a relatively large rear garden. The dwelling is constructed in a lightly coloured brick with a slate tiled roof.

The site is well set back from the public highway behind a large hedge and wall behind which is an open expanse of hard paving in front of the host dwelling. The site is also afforded two side extensions to each side gable, one comprising a garage extension and the other a large kitchen / dining room.

The site is bounded by No.1a Watford Road to the east and No.3 to the west. The rear garden of No.6 The Paddock lies to the south screened by mature trees and natural vegetation. The wider street scene is characterised by large detached properties set within large plots similar to the application site.

PROPOSAL

The application seeks full planning consent for the construction of a two storey rear extension with a twin gable arrangement.

The proposed two storey extension would occupy the entire width of the main two storey element of the existing dwelling at 13.7m in width. The proposed extension features two large projecting gables and a smaller central element with a flat roof. The proposed gables would project 4m beyond the original rear elevation with the centre extension projecting 3.3m from the original rear elevation.

The proposed projecting gables would have a maximum height of 7m and would measure approximately 4.8m to eaves with the middle section measuring 5m in height to the flat roof.

The proposals would also extend an area of decking, raised 1.2m above ground level from the rear of the two storey extension replicating somewhat the existing raised deck of the site.

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

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/0002/7502: Single storey extension (Approved 31/01/1989)

HPK/2020/0544: Demolition of existing single storey extension and construction of new 2 storey side extension (Approved 09/02/2021)

CONSULTATIONS

Publicity

Site Notice expiry date: 14/05/2026
Neighbour consultation period ends: 06/04/2026
Press Advert: N/A

Public Comments

One comment has been received from Buxton Civic Association which states “*No objection, subject to HPBC being satisfied that the extension would not have an adverse impact on the privacy and amenity of neighbouring houses.*”

Town / Parish Comments

N/A.

Derbyshire County Council Highways (No objection subject to condition)

It is considered that there is appropriate parking provision to the front of the dwelling, commensurate with the number of bedrooms, without requiring the use of the garage which are not recognised as parking spaces.

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 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.

The proposed development is located wholly to the rear of the application site and with regard to the large plot and set back nature of the application site, there would be no opportunities for intervisibility between the proposed extension and raised patio elements with the street scene. Therefore, the proposed extension and patio are not judged to lead to any harm upon the character of the street scene or the wider surrounding area.

The proposals do constitute a large addition to the rear of the dwelling and would represent a substantial increase in the built footprint of the site, including a two storey flat roof element. Nonetheless, given the dual projecting gable arrangement, hugging the flat roof element which is stepped back from the gable projections, this softens and reduces the massing of such a large extension which combined with the lower ridge allow the proposals to appear as a visually sympathetic and subordinate. The proposed materials would be brick and render. The use of render is not common with the wider area, although there are examples of render and pebble dash along Watford Road. Therefore, whilst render would not normally be supported, given that stone and brick are the dominant materials throughout Buxton, on this occasion due to its location to the rear of the property and not being immediately visually apparent within the wider context of the street scene, the use of render is considered to be acceptable. The proposed rear extension is of an acceptable quality design which would create a harmonious extension to the existing property and as such is not judged to have any adverse harm upon the character of the host dwelling.

The site as existing comprises a raised patio area with a steep drop into the rear garden below. From a visual perspective the proposed patio element would visually appear very similar to the existing arrangement although projecting further from the original dwelling by virtue of the two storey rear extension. The proposed raised patio is not judged to have any unacceptable impacts with regards to the design and character of the existing dwelling.

It is noted that the boundary to the Park Conservation area lies along the front boundary of the property. With the extension being wholly contained to the rear of the property it is considered that the development would not harm the setting of the conservation area.

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 proposals would retain 38m to the nearest property to the rear of the site, no.6 The Paddock, and combined with the significant screening in the form of mature trees and vegetation along the shared boundary, the proposed extension and raised patio have been assessed to not have any detrimental impacts with regards to overlooking and would not lead to any loss of privacy.

The proposed rear extension has been assessed to comply with the 45 degree rule to the neighbouring adjacent occupiers of no.1a and no.3 Watford Road.

Consequently, the proposals are not judged to lead to any overshadowing or loss of light to the neighbouring occupiers and would not appear as an overbearing addition in its nature.

The proposed raised patio area does project 1.5m beyond the existing two storey rear extension, nonetheless given the presence of significant vegetation and fencing to the boundary with no.1a, the proposals would not lead to any overlooking of the rear amenity area of no. 1a. Additionally large parts of the boundary between no.1 and no.3 Watford Road comprise vegetation and trees which do provide screening and reduce opportunities of overlooking between both amenity areas. Additionally, the rear window to the rear extension of no.3 is located to a chamfered edge and to some degree causes overlooking into the garden area to the application site. Given the oblique angle, the proposed raised patio area is not deemed to lead to any unacceptable impacts with regard to overlooking or a loss of privacy to no.3 Watford Road. If at all, it would lead to mutual overlooking between the neighbours window and the patio area.

Overall, the proposed extension and raised patio area is not considered to cause any significant level of residential amenity concerns to warrant refusing this application. It is also noted that no neighbour comments have been received.

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 development would increase the bedroom provision from four to five. Appendix 1 of the High Peak Local Plan parking standards states the dwellings with 4 or more bedrooms should provide 3 off road car parking spaces.

The application site is currently afforded a single garage which complies with garage parking standards and a large area of hardstanding to the front of the dwelling and therefore the proposals are judged to be capable of accommodating more than the required 3 off-street vehicle parking spaces.

The proposed development would not lead to any increase in on-street parking and complies with local plan policy CF6 further to Appendix 1 – Parking Standards.

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 involve additional hard surfacing and roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof & hardstanding, the fact that the area is largely already hard surfaced, it will not significantly increase run-off from the site. Moreover, the proposal also involves additional bedroom & bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore, in terms of both foul and ground water it is not considered that the proposal will 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 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: 14/05/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council