

DELEGATED DECISION REPORT

HPK/2026/0097
Valid 04/03/2026

15 POOLE STREET
HARPUR HILL
BUXTON

REAR CONSERVATORY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principal
- Design
- Residential amenity
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site relates to a detached property located within a recently constructed residential estate in Harpur Hill. The property is of a uniform design to its neighbours, constructed in stone brick with a pitched tiled roof, and benefits from a private rear garden and an area of hardstanding to the front providing parking provision.

The site is located within the built up area boundary of Buxton 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
S7 Buxton Sub-area Strategy
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

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Approved, HPK/2013/0603 - Application for outline Planning Permission for proposed mixed use development comprising of Residential Development comprising of up to 375 dwellings; a Residential Care and/or retirement facility comprising of up to 70 units and ancilliary facilities.

Approved, HPK/2017/0590 - Submission of reserved matters relating to the appearance, landscaping, layout and scale for the whole of the residential phase of the development (395 dwellings) pursuant to outline planning permission HPK/2013/0603

CONSULTATIONS

Publicity

Site Notice expiry date: 21-04-2026
Neighbour consultation period ends: 30-03-2026
Press Advert: N/A

Public Comments

Buxton Civic Society - No objection.

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 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, residential amenity and nutrient neutrality 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.

Planning permission is sought for the erection of a single-storey rear extension. The proposed extension would measure 4m in depth, 3.5m in width, with an eaves height of 2.3m and a ridge height of 3.1m. It would feature large windows and doors on the side (north east elevation) and rear elevations, along with two rooflights. External materials would match those of the existing dwelling, which can be secured by condition.

The proposed extension is considered to be of an appropriate scale and design, remaining subordinate and subservient to the host dwelling. Due to its rear location, it would not be visible from Poole Street; however, it may be partially visible from the northern side of Clover Lane. Notwithstanding this, given its modest scale and compliance with High Peak design principles, the development is not considered to result in harm to the character or appearance of the street scene.

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. 2 Clover Lane is the neighbouring detached property located to the east of the application site. The proposed extension would incorporate large doors facing towards this property, however, they would face towards a blank elevation with no windows or doors. Moreover a 1.8 close boarded fence forms the common boundary. As such, the proposal would not result in any adverse impact on the amenity of this neighbouring property.

No. 11 Poole Street is situated to the south west of the application site. There is an approximate separation distance of 6m between the two properties. Whilst the proposed rear extension would extend marginally beyond the rear elevation of this neighbour it would not breach the 45-degree line taken from the nearest habitable room window. Therefore, the development is not considered to result in a harmful impact on residential amenity.

No. 2 Church Meadow lies to the north-west of the application site. The proposed extension would face towards the rear of this property, however, a separation distance of approximately 20m would be retained between the two dwellings. Whilst just below the Council's separation distance (21m) guidance as set out in the Residential Design SPD (2005), a 1.8m close boarded fence would ensure sufficient privacy is maintained between both properties. Therefore, the proposal is not considered to give rise to unacceptable impacts in terms of overlooking 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. Suitable off-street parking provision will be provided in accordance with guidelines set out under Appendix 1 of the Local Plan.

The proposal does not include the creation of an additional bedroom and, as such, there is no requirement for the provision of additional parking. The existing parking arrangements at the property would therefore remain unchanged. As such there would be no impact to highway safety.

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 proposed development is considered to be of an acceptable scale and design, would not result in adverse impacts on neighbouring amenity, and complies with the relevant policies and guidance. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 20/05/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council