

DELEGATED DECISION REPORT

HPK/2026/0094
Valid 03/03/2026

26 ECCLESBOURNE DRIVE
BUXTON

APPLICATION FOR THE
VARIATION OF CONDITION 2
IN RELATION TO
HPK/2025/0115 FOR A SINGLE
STOREY REAR EXTENSION,
EXTENDED REAR TERRACE /
DECKING, GARAGE
CONVERSION AND
EXTENSION OF ENTRANCE
HALLWAY UNDER EXISTING
GARAGE ROOF

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highways
- Nutrient neutrality

DESCRIPTION OF SITE

The application site is a two-storey detached property located on the north side of Ecclesbourne Drive, Buxton. It is located within the built up area boundary of Buxton as defined by the Local Plan policies map. The surrounding area is predominantly residential in nature, comprising detached properties of varying design. The site benefits from private amenity space to the rear, two off street car parking spaces and available on street parking to the front.

There are no heritage constraints on this site.

PROPOSAL

This application has been submitted under Section 73 of the Town and Country Planning Act 1990 and seeks the variation of Condition 2 which was attached to the Decision Notice issued under HPK/2025/0115

Condition 2 sets out the list of approved plans for which the development has to comply with in order to be lawfully implemented.

The plans submitted by the applicant show the depth of the rear extension would now measure 3.8m which would represent a 0.8m increase in depth to the original approved plans. All other elements of the 2025 consent remain as approved.

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

Supplementary Planning Guidance

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

National Planning Policy Framework

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Approved in 2025, HPK/2025/0115 - Single storey rear extension, extended rear terrace / decking, garage conversion and extension of entrance hallway under existing garage roof

CONSULTATIONS

Publicity

Site Notice expiry date: 07-04-2026
Neighbour consultation period ends: 20-05-2026
Press Advert: N/A

Public Comments

No comments received.

Buxton Civic Association

No object

Derbyshire County Council Highways

No comment received.

OFFICER COMMENTS

The principle of development has already been accepted by the grant of planning consent HPK/2025/0115. Therefore this application does not present the opportunity to revisit that principle. However it is necessary to consider the proposed changes to the approved plans, which are discussed below.

Character and Appearance

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.

This application seeks to vary conditions 2 of planning permission HPK/2025/0115. The original approved plan numbers 1964.PL03 and 1964.PL04, would be replaced by 1964.PL03 rev A and 1964.PL04 rev A. The new set of plans show the approved rear extension would be 0.8m greater in depth, with all other matter remaining as per the original approved plans.

In design terms, the proposed rear extension would remain appropriately scaled and subordinate to the original dwellinghouse. The use of matching materials would remain as per original consent. As such, the proposal would accord with the design principles set out in Local Plan Policy EQ6 and would be consistent with the guidance contained within the High Peak Design Guide (Sections 5.5–5.8).

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings to protect 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.

No. 28, to the west, has not been extended to the rear. During the officer site visit, the occupants confirmed that the rear-facing windows and doors serve a kitchen/dining area. The revised plan 1964.PL03 Rev A shows that the 45 degree line of sight from the closest rear opening of the neighbouring property would not be disrupted.

Regarding no. 24 the new 3.8m extension would not project beyond the rear wall of

this neighbour. The proposal amendment would not result in an unacceptable impact on the neighbouring properties.

Properties to the rear in Macclesfield Road are located in excess of 40m from the application site, which would more than meet the Council privacy standard of 21m between the faces of buildings.

As a consequence of the increase in depth of the extension the siting of the proposed rear raised platform would also slightly encroach further into the rear garden. However, its overall depth at 1.5m would remain the same as previously approved. The amendment to its location would not cause any additional overlooking than previously approved to either neighbour. Whilst it is noted that the neighbour at number 24 has a rear conservatory with a window which directly overlooks the application site, the raised platform would result in mutual overlooking between both parties. It is noted that no comments have been received from any neighbour.

The proposal would comply with Policy EQ6 of the High Peak Local Plan and the guidance within the High Peak Residential Design Guide SPD.

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

For the reasons outlined above, the proposed variation to condition 2 of planning application HPK/2025/0115 is considered to be acceptable.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 27-05-2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council