

DELEGATED DECISION REPORT

HPK/2026/0170
Valid 24/04/2026

14 ANNCROFT ROAD
BUXTON

SIDE EXTENSION TO FIRST
FLOOR ON EXISTING
GROUND FLOOR FOOTPRINT.
NEW ROOF TO PORCH AND
STUDY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- Highway Safety and Parking
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site refers to a brick built two storey semi-detached property located on Anncroft road within the defined settlement boundary of Buxton. Although not strictly a corner plot dwelling the property is situated on a large bend on Anncroft road which wraps around the east and south facing elevations of the dwelling giving the site a similar prominence and visibility to that of a corner plot property.

The site benefits from an existing integrated garage and outbuilding within the rear garden area.

The surrounding area comprises predominantly two storey semi-detached dwellings which are similar in scale and appearance to that of the application site.

PROPOSAL

The proposals seek full planning permission for the erection of a first floor extension above the existing integrated side garage further to a mono-pitch roof covering both the existing porch and between the protruding single storey extension and the proposed first floor extension.

The proposed first floor extension measures 2.7m in width and would match the existing dwelling front to rear with regards to its depth. The proposed first floor extension would retain the same ridge and eaves height as that of the host dwelling.

The proposed replacement roof to the porch would retain the same eaves height with the ridge effectively raised to 3.5m in height.

The proposals would also see the east facing gable window to the original side elevation moved “outwards” onto the east facing side elevation gable of the proposed extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
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

There is no relevant site history regarding the application site itself however application Ref: HPK/0001/0632 regarding the adjoining semi-detached property for the Extension to form kitchen, living room bedroom and utility room (Approved) is relevant to the determination of this planning application.

CONSULTATIONS

Publicity

Site Notice expiry date: 16/06/2026
Neighbour consultation period ends: 19/05/2026
Press Advert: N/A

Public Comments

One public comment has been received from the Buxton Civic Association which states “No Objection”.

Town / Parish Comments

No comments received.

Derbyshire County Council Highways (No Objection subject to Condition)

Further to previous LHA comments and following the receipt of a revised site plan which indicates a total of three parking spaces, it is now considered that there are no highway objections to the application.

The provision of the three parking spaces, as shown on the revised plan, will require the existing footway/verge crossing to be widened which will require authorisation under S184 of the Highways Act 1980.

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 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 High Peak Design Guide SPD paragraph 5.5 states that all extensions should harmonise with the parent building. An extension should respect the dominance of

the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help.

The proposed development is of a modest scale and seeks to create a first floor extension above the existing garage element. The proposed first floor extension would see the continuation of the ridge of the original dwelling with no set down from the ridge and no set back from the principal elevation. Whilst strictly this does not adhere to the guidance contained within the Design guide, in this instance the adjoining semi-detached dwelling has previously been extended (Via Planning Permission ref. HPK/0001/0632) with a two storey extension without a reduction in the ridge height or any set back from the principal elevation. Although this application was determined prior to the implementation of the current local plan and the Design Guide SPD, a dropped ridge in this case would likely unbalance the wider semi-detached pair, harming its visual symmetry.

Therefore owing to the unique circumstances and despite being in conflict with SPD the proposed continuation of the ridge and lack of set back are not deemed to have any unacceptable impact upon the character of the existing dwelling and would retain the symmetry of the semi-detached dwelling pair.

The proposals also seek the replacement of the existing flat roof over the porch area with a mono-pitch roof arrangement similar to that of the adjoining property, this again helps to keep the visual symmetry of the semi-detached dwellings and would likely lead to an enhancement over the existing flat roof arrangement with regards to its design.

Therefore with regard to the above the proposed development is not deemed to have any adverse impacts with regards to its design and appearance in accordance with Local Plan policy EQ6 and national planning 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.

The proposed works would not see any increase to the built footprint of the application site and as such the development would not lead to any breach of the 45 degree line. Thus, the proposals would not have any unacceptable impacts with regards to overshadowing and would not create an overbearing addition.

The proposals would see the introduction of a new glazed window to the east facing side elevation. Nonetheless the window would retain 25-27m to the nearest properties to the east of the site at 25 and 27 Annecroft Road, neither of which face directly in line with the application site. Therefore, owing to the orientation of the dwelling and retained privacy distances the new window to the east facing gable is not deemed to give rise to any loss of privacy or lead to overlooking. Additionally, the proposals would retain 21.5m to the nearest property to the rear of the site at no.1 Kennett Grove and therefore the proposals are not judged to have any adverse impacts upon the neighbouring amenity of the dwellings to the rear of the site.

The proposed new replacement mono-pitch roof element given it would not protrude beyond any existing element of the built footprint has been assessed to not have any detrimental impacts upon neighbouring amenity.

Consequently the development would not have any unacceptable impacts upon residential amenity in accordance with Local Plan Policy EQ6, the Residential Design Guide SPD and national policy contained within the NPPF.

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 three to four. 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.

A revised site plan has been provided to show that the dwelling can accommodate for the provision of three off-street vehicle parking spaces.

Derbyshire County Council Highways have reviewed the updated site plan and have confirmed that they are satisfied with the updated parking arrangements subject to condition.

Thus the development would comply with Local Plan Policy CF6 and Appendix 1 – Parking Standards of the High Peak Local Plan.

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 roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof and the fact that the area is already hard surfaced it will not significantly increase run-off from the site. The proposal also involves an additional bedroom 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: 22/06/2026

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council