

DELEGATED DECISION REPORT

HPK/2026/0100
Valid 05/03/2026

20 MOORVIEW LEEK ROAD
BUXTON

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principal
- Design
- Residential Amenity
- Nutrient neutrality

DESCRIPTION OF SITE

The application site comprises a two-storey, semi-detached dwelling situated on Leek Road, Buxton. The property occupies a sunken position relative to the main highway, set back on a lower ground level. Externally, the dwelling features pebble-dash render and white window fenestration, matching the character of neighbouring properties. The site benefits from a front garden, a detached side garage, and a substantial rear garden.

The dwelling is located within the built up area boundary of Buxton and there are no heritage constraints effecting the site.

PROPOSAL

Planning permission is sought for the erection of a single storey rear 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
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

No planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 21-04-2026
Neighbour consultation period ends: 01-04-2026
Press Advert: N/A

Public Comments

No comment.

Town / Parish Comments

No object.

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 3.5m in depth and 6.5m in width, including a roofed patio area. The extension would have a sloping roof form and would feature large rear-facing windows and side-facing bifolding doors. External materials are proposed to match those of the host dwelling and will be secured by condition should the application be approved. There are significant changes in land levels to the rear of the site, which are characteristic of the area's topography, therefore part of the extension would be constructed on the existing elevated stone base which features steps providing access into the rear garden.

It is noted that rear extensions of this nature are relatively uncommon within the immediate area. It is therefore especially important that good design principles are upheld. The extension is considered to be of an appropriate scale and design, remaining subservient to the host dwelling. Due to its position at the rear of the property, the development would not be visible from Leek Road and would not impact upon the character or appearance of the street scene. Whilst the extension would sit at a greater height than typically expected, the varied land levels at the site and within neighbouring plots provide justification for the overall height of the development.

Overall, the proposal is considered to accord with the design principles set out in Policy EQ6 of the High Peak Local Plan and the adopted Design Guide SPD (2018).

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.

18 Leek Road is the neighbouring property located to the east of the application site. This property benefits from a raised rear patio, which is accessed from the open-plan living area. These rooms are served by a large rear window and double doors. The patio features a boundary fence with a depth of 3m and a height of 1.8m. The fence originally was proposed to be constructed from glazed material however a non-material amendment was submitted in 2026 to change this element to timber.

The proposed rear extension would project 3.5m beyond the rear wall of the neighbouring property, resulting in a breach of the 45-degree line when measured from the centre of the neighbouring property's rear double doors. The extent of the breach is 1.3m. The adjoining neighbour has a rear kitchen/dining room, which is served by a large set of patio doors, and a further window. Although the 45 degree line breach would be from the rear patio doors, the kitchen/dinner is served a second window which would ensure adequate levels of natural light would still be received to the kitchen/dinner. Moreover a 1.8m high fence forms the boundary between the properties. With the extension having a maximum height of 3.3m, lowering to 2.3m, with the combination of the height of the boundary fence, it is considered that any impact on the neighbour would be minimal, and therefore overall, the siting and height of the extension would not have a significant impact on the residential amenities of the adjoining neighbour.

22 Leek Road is the neighbouring property located to the west of the application site. There would be a separation distance of 4m between this property and the proposed development. The rear extension would not breach the 45-degree line when taken from the nearest rear-facing habitable room windows of No. 22. This neighbour features a raised patio, on higher ground than the proposed extension. The proposed side door, would face directly towards the patio area of No 22 and would therefore could give rise to a degree of overlooking. To some degree this would be similar to the existing situation (see below), where the existing patio area serving the application site, looks directly towards the neighbour. A condition requiring that proposed door be fitted with obscure will be imposed to mitigate overlooking and loss of privacy to this neighbour. Although there is currently a degree of mutual overlooking, the extension will be a habitable room, where a person(s) will be able to sit, all year round, and look directly towards the neighbours raised patio area, which is different to the present situation.



With the imposition of a planning condition, the proposal is considered to maintain an acceptable relationship with the nearby neighbours and would not result in any undue loss of light, outlook or overbearing impact in accordance with Local Plan Policy EQ6, the Residential Design Guide SPD and national policy contained within the NPPF.

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 presence of the existing hard surfaced patio area and 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.

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 number of bedrooms at the property would not increase and parking provision would remain unchanged.

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: Agatha Dutton

Recommendation Date: 21/07/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council