

DELEGATED DECISION REPORT

HPK/2026/0258
Valid 30/06/2026

26 MARLBOROUGH ROAD
BUXTON

PROPOSED TIMBER GARDEN
ROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon the Conservation Area
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site refers to a large two storey detached stone dwelling located on Marlborough Road within the defined settlement boundary of Buxton. The site also lies fully within the Buxton, The Park Conservation Area which is also afforded Article 4 protection. The dwelling itself occupies a corner plot with the side elevation facing onto Corbar Road to the northwest and is enclosed by stone walling and mature hedgerows on all sides.

The surrounding area is residential in nature and comprises large, detached dwelling houses situated within spacious plots similar in scale and appearance to the application site.

PROPOSAL

The application seeks full planning consent for a timber garden room within the plot associated with 26 Marlborough Road.

The proposed garden room would have scorched larch timber facing elevations except the rear elevation which would feature muted green metal sheeting.

The proposed garden room would measure 3.8m by 3.8m. The garden room incorporates a shallow mono-pitch roof with a maximum height of 2.9m and measuring 2.55m to the eaves.

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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

Supplementary Planning Documents

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

National Planning Policy Framework

Chapter 4 - Achieving Sustainable Development
Chapter 14 - Achieving Well Designed Places
Chapter 20 – Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS – N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 20/08/2026
Neighbour consultation period ends: 23/07/2026
Press Advert: 06/08/2026

Public Comments

One letter of support has been received in relation to this application, a summary of the points raised are below:

- Well screened behind hedging
- No impact upon character of the area / Conservation Area
- Suitable use of materials
- Sensible and practical modern addition with no downsides

Buxton Civic Association Comments

No objection from a design and impact point of view.

Conservation Officer

The Buxton Park conservation area was designated for its association with Joseph Paxton's Park development which imposes a strong planned layout and character upon the area. The conservation area is characterised by large detached and semi-detached dwellings set within a variety of soft landscaping.

Marlborough Road forms part of the historic Devonshire Park development. 26 Marlborough Road is a large detached dwellinghouse which occupied a corner plot on Marlborough Road and Corbar Road. The dwelling is enclosed by mature vegetation (soft landscaping) atop a stone boundary wall. The dwelling thus contributes positively to character and appearance of the conservation area.

The application seeks consent for the construction of a single storey timber garden room to the side of the dwellinghouse, slightly forward of the principal elevation. Timber outbuildings are typical for subordinate garden outbuilding such as sheds and summerhouses. The nature of the dwellinghouse results in the dominant portion of domestic garden space to be located to the side of the dwellinghouse. Therefore, the placement of a timber garden room or outbuilding to the side of the dwelling is considered to be in keeping with the domestic character of the Conservation Area. However, siting such an outbuilding forward of the principal elevation is not typically considered acceptable, as this detracts from the architectural design of the host dwelling.

The outbuilding would be better located set back from the dwellinghouse. Although the outbuilding would be obscured from public view by the mature vegetation, vegetation of this type may be subject to loss and thus may not be considered as a permanent screening tool.

In summary, there are no heritage objections to the principle of the proposed outbuilding. However, the proposed outbuilding is sited uncharacteristically forward of the principal elevation of the host dwelling. As such it is recommended that the proposed outbuilding be set back from the principal elevation of the host dwelling to ensure a subordinate appearance. However, if officers are minded to approve the application the following condition(s) are recommended:

Recommended condition(s):

- No works shall be commenced above foundation level until manufacturer's details of the external facing materials (including colour/finish) have been submitted to an approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved details.

Reason: In order to preserve or enhance the character and appearance of the Conservation Area.

Derbyshire County Council Highways (No Objection)

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 ancillary outbuilding 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 other than the Conservation Area and Article 4 direction and given the nature of the proposed development is deemed to be acceptable in principle subject to an assessment of material considerations such as impact upon heritage assets, design and residential amenity which are discussed in greater detail below.

Design and impact upon the Conservation Area

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.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

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.

Garden room, sheds and such similar outbuildings are common additions within residential plots. The proposed garden room would use scorched timber and dark green metal facing elevations which whilst not typically characteristic within the High Peak are common materials associated with outbuildings and sheds. The Conservation Officer has not raised any objection to the proposed materials of the garden room and therefore given the nature of the development, the limited visibility of the proposals, the proposed use of timber and dark green to matching the surrounding hedging is deemed to be appropriate in this instance.

The application site is heavily screened from public views by stone walling and substantial mature hedging which is significant in its height. Consequently, the proposed garden room would not have any detrimental impact upon the character of the Conservation Area as a result.

The proposed garden room is located approximately 10.5m to the southwest of the host dwelling and 8.5m to the north east of the boundary with no.22 Marlborough

Road and is to be sited marginally in front of the host dwelling. The siting of garden rooms and ancillary outbuildings forward of the principal elevation of the host dwelling is usually not permissible especially within Conservation Areas. Additionally, the Conservation Officer has requested that the siting of the garden room should be brought back behind the principle elevation of the main property.

Nonetheless as existing the dwelling is afforded an integrated side garage which extends forward of the principle elevation and the garden room is to be sited fractionally behind this garage outrigger.

Furthermore, the site is, as above, heavily screened by stone walling and mature hedging along Marlborough Road, as such the visibility of the proposed garden room would be wholly obscured. The hedge is substantial and mature in its nature and therefore this does establish a strong form of screening, additionally as the site is located within the Park Conservation Area covered by Article 4 direction the hedge is protected from removal without consent.

Thus, with regard to the established site context through screening and the existing garage protrusion, the proposed siting of the garden room has been assessed to be acceptable in this instance.

Therefore, the proposed development would not result in any adverse impacts upon the appearance of the existing dwelling the character of the Conservation Area or that of the wider street scene in accordance with Local Plan Policy EQ6, EQ7, The Design Guide SPD further to national policy contained 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 application site is located within a substantial plot which, as above, is well screened from public viewpoints. The proposed garden room would be in excess of 21m to the nearest residential properties of no.22 Marlborough Road and no.20 Corbar Road to the rear. A letter of support has been received from the neighbouring property of no.27 Marlborough Road which sits to the southeastern side of Marlborough Road, opposite the application site, raising that given the extensive screening the garden room would not be visible from the properties opposite the application site, and would not have any negative impacts as a result.

Consequently, the proposals have been assessed to not have any unacceptable impacts with regards to overlooking, loss of privacy and given the interface distances would not create an overbearing addition.

Therefore the proposed development has been judged to not have any detriment to neighbouring amenity, and the proposals comply with local plan policy EQ6, the Residential Design Guide SPD and national policy detailed within the NPPF.

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 the character of the Conservation Area 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 :

Case Officer: Stuart Talbot

Recommendation Date: 25/08/2026

X 

Signed by: Jane Curley

On behalf of High Peak Borough Council