

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 19th April 2021

Application No:	HPK/2021/0040	
Location	142 Brown Edge Road, Buxton	
Proposal	Two storey side extension and single storey rear Extension replacing existing garage and rear conservatory	
Applicant	Mr Russ Goddard	
Agent	Mr Mike Foulkes	
Parish/ward	Corbar Ward	Date registered 3 rd Feb 2021
If you have a question about this report please contact: James Stannard, Tel. 01298 28400 extension 4298, james.stannard@highpeak.gov.uk		

1. SUMMARY OF RECOMMENDATION

Approve with conditions

1. REASON FOR COMMITTEE DETERMINATION

- 1.1 This application has been brought before the Development Control Committee as the applicant is an employee of High Peak Borough Council.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site relates to No.142 Brown Edge Road, a two-storey semi-detached residential property finished like many other properties in the street in a peddle-dash render with a concrete tiled roof.
- 2.2 To the front of the property is a front garden area and a private driveway that leads to an existing single storey garage that adjoins the side elevation. To the rear of the garage is a small lean-to UPVC conservatory and beyond a tiered garden area, due to the sharp fall in land levels to the east.
- 2.3 The site is bounded to the west by the public highway and to the east by open agricultural land. The southern boundary is shared with the other semi-detached property No.140 Brown Edge Road and to the north by No.144 Brown Edge Road.
- 2.4 The semi-detached block that serves the host property has a building line which is set some 3.0m closer to the highway than neighbouring properties to the north.
- 2.5 The site lies within the built-up area boundary of Buxton and is not constrained by any statutory designation.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 This application seeks permission to demolish the existing garage and rear UPVC conservatory and the erection of a two-storey side extension and single storey rear extension.
- 3.2 The proposed plans are not annotated however the application form is clear that the two-storey extension will create an additional bedroom and bathroom whilst the single storey rear extension will increase the size of the existing kitchen
- 3.3 Following ongoing discussions between officers and the applicant, revised plans have been submitted setting the two-storey extension further back from the existing front wall. The plans that are the subject of the assessment within this report are as follows:
- Site Location Plan (Ref: RGPL-001)
 - Proposed Plans (Ref: RGPL-004 Rev C)
 - Proposed Elevations (Ref: RGPL-005 Rev C)
- 3.4 The planning application can be viewed online at the following link <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=245432>

4. RELEVANT PLANNING HISTORY

- 4.1 The site has not been subject to any planning history.

5. PLANNING POLICIES RELEVANT TO THE DECISION

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S7 Buxton Sub-area Strategy
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

Supplementary Planning Documents

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

Revised National Planning Policy Framework 2019

- | | |
|-----------------------------------|------------|
| Achieving Sustainable Development | Chapter 2 |
| Promoting Sustainable Transport | Chapter 9 |
| Achieving Well Designed Places | Chapter 12 |

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 11 th March 2021
Neighbour letters	Expiry date for comments: 25 th Feb 2021
Press Notice	Expiry date for comments: N/A

Neighbours

6.1 No letters of objection or support have been received.

Consultees

6.2 The following table shows the comments received from relevant statutory consultees in connection with the original plans.

Consultee	Comments
DCC Highways Authority	No objections subject to the applicant demonstrating and maintaining adequate off-street parking space clear of any obstructions to its designated use as any under provision may result in vehicles parking on Brown Edge Road, a situation considered against the best interests of the safe operation of the public highway.

7. POLICY AND PLANNING BALANCE

Planning Policies

7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

7.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016.

7.3 Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Paragraph 11 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals

which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, LPA's should grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Principle of Development

- 7.4 The application seeks planning permission for an extension to the existing residential property which lies within the built-up area boundary of Buxton. Policy S2 sets out that new development will be directed towards the most sustainable locations, including the market town of Buxton.
- 7.5 As such, the general principle of development is considered to be acceptable, subject to all other relevant policies and material considerations.

Design, Character and Appearance

- 7.6 LP Policies S1 and EQ6 sets out the design principles for new development in the Borough, requiring proposals to respond well to existing development and contribute positively to the surrounding area. Chapter 12 of the NPPF emphasises the importance of good design.
- 7.7 The High Peak Design Guide SPD (2005) and Design Guide (2018) provides further guidance for domestic extensions and alterations. Extensions are required to read as subordinate and secondary additions and reflect the character and appearance of the main dwelling by way of visual appearance.
- 7.8 The existing dwelling is a gable roof property, finished in a peddle-dash render with a flat roof single storey garage to the side and UPVC conservatory to the rear, which are considered to contribute negatively to the overall character and appearance of the existing house. The front building line of the semi-detached block is set forward from its neighbours to the north by approximately 3m.
- 7.9 In its revised form, the proposed two storey side extension is shown to span a width of 2.7m which equates to approximately 50% of the width of the main house. The extension would be set back 1.1m from the front elevation and set down from the existing ridge line by approximately 500mm. Consequently, the extension would appear visually as a subordinate addition, resulting in a well-balanced and proportionate addition.
- 7.10 The side elevation of the proposed two storey extension is broadly consistent with the existing garage. The revised plans, which show a significant setback of 1.1m behind the front elevation would mitigate

any potential terracing affect with the neighbouring property to the north. Moreover the neighbouring property is set back a further 3m behind the application site, which will aid any terracing concerns.

- 7.11 The proposed rear extension, to replace the existing unsympathetic conservatory, is shown to be single storey with a simple lean-to roof, partially connected to the two storey extension which extends outwards from the rear elevation of the main house by a modest 2.2m. The single storey extension would span a width of 5.5m, having a side elevation flush with the proposed two storey side extension. Similarly, this aspect of development is considered to comprise a well-balanced and proportionate addition.
- 7.12 The materials to be used in the construction of both the side and rear extensions are shown to be in keeping with the main house thereby maintaining a strong visual relationship in line with Policy EQ6 and supplementary guidance.
- 7.13 In its revised form, the extension is considered to be a well-designed addition which would compliment the character of the host dwelling and would not harm the visual appearance of the wider street scene. The development would comply with the design principles set out in Local Plan Policies S1 and EQ6, the High Peak Residential Design Guide SPD, Design Guide SPD and Chapter 12 of the NPPF.

Residential Amenity

- 7.14 LP Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable impacts on neighbouring amenity including visual intrusion; overlooking; privacy, noise; light pollution or any adverse impacts on local character and amenity. Chapter 12 of the NPPF emphasises the need for development to respect the amenity of existing and future occupiers.
- 7.15 The High Peak Residential Design Guide SPD requires extensions to be designed in a way that preserves the residential amenity of neighbouring properties, having regard to the relationship between existing and proposed development and the positioning of windows. Habitable windows should be separated by a minimum of 21m.
- 7.16 The properties that have the potential to be affected by the proposed extensions are No.144 Brown Edge Road to the north and No.140 Brown Edge Road to the south.
- 7.17 To the rear of the property, the boundary with No. 140 is defined by a low-level timber fence. No.140 has a rear elevation characterised by a UVPC conservatory. The proposed rear extension would be positioned 3m from the common boundary and does not contain any habitable windows in the side elevation facing this neighbouring property. Due to

the modest size, scale and height of the extension and the distance from the common boundary with the neighbour, it is considered that this part of the extension would not be overbearing or cause any loss of privacy to this neighbour. The lack of habitable windows in the side elevation prevents any the loss of privacy or overlooking. The two-storey side extension does not protrude beyond the rear elevation and will have no impact on this neighbour. As such, it is concluded that the extension would not harm the residential amenities of No.140.

- 7.18 Turning to No.144 to the north, the side gable of this property is also characterised by a single storey side garage, with the side elevation of the garage positioned nearly 2m from the proposed side elevation of the two storey extension. A first-floor window can be found on the side elevation of number 144, which the occupier at No.144 has confirmed serves a stair landing and not a habitable room.
- 7.19 Given that there is no amenity space to the side of this neighbouring property due to the presence of their garage and the first floor window serves a landing, it is considered that the proposed two storey side extension would not lead to any overbearing impacts, overlooking or loss of privacy. The first floor window to the neighbouring property does not serve a habitable room, consequently despite some loss light to this window, it is considered that there would be no significant harm.
- 7.20 Based on the above analysis, it is considered that the proposed extension would not adversely harm the residential amenities of either neighbouring property. The extension therefore complies with the requirements of LP Policy EQ6 and chapter 12 of the NPPF.

Parking Provision and Highway Safety

- 7.21 LP Policy CF6 requires that new developments are located where the highway network can satisfactorily accommodate traffic generated by new development and requires development to provide adequate levels of off-street parking in accordance with guidance set out under Appendix 1 of the Local Plan.
- 7.22 Paragraph 108 of the NPPF requires applicants to demonstrate that a safe and suitable access can be achieved for all users. Paragraph 109 goes on to state that applications should only be refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 7.23 The existing property has 3 x bedrooms, with the proposed extension adding a fourth bedroom. The additional bedroom requires the applicant to demonstrate that a 3 off road parking spaces can be provided within the domestic curtilage. A site visit confirms that even with the loss of the garage, there is sufficient space on the existing

driveway to accommodate three vehicles. As such the development proposals comply with the Council's parking guidelines.

- 7.24 Having regard to comments from DCC Highways, it is concluded that the proposal will provide adequate off-street parking provision and would not result in any adverse harm to highway safety in accordance with LP Policy CF6 and paragraph 108 of the NPPF.

8 CONCLUSIONS/PLANNING BALANCE

- 8.1 The application seeks planning permission for a two-storey side extension and single storey rear extension, to replace an existing flat roof garage and rear conservatory at No.142 Brown Edge Road, Buxton.
- 8.2 Revised plans have been submitted which result in an extension which would compliment the character of the dwelling and wider street scene. Moreover, the extension would not harm the residential amenities of either neighbouring property. The extension is therefore found to comply with all relevant development plan policies, supplementary planning guidance and relevant national policies contained in the National Planning Policy Framework. The proposal therefore constitutes sustainable development.
- 8.3 In line with LP Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

9. RECOMMENDATIONS

A. That planning permission be GRANTED subject to the following conditions:

1. Time Limit 3 years
2. Development carried out in accordance with approved plans
3. Development to be constructed in matching materials

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Operations Manager – Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the

applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

Site Plan

