
8. FULL APPLICATION – EXTENSIONS AND ALTERATIONS TO EXISTING DWELLING AT 2 BOOTHS EDGE COTTAGES, SHEFFIELD ROAD, HATHERSAGE (NP/DDD/1115/1067, P.4318, 424094 / 380833, 18/01/2016/AM)

This application was deferred at the January meeting to allow members to undertake a site visit.

APPLICANT: MR & MRS ADRIAN & TRACY FOX

Site and Surroundings

2 Booths Edge Cottages is located within the group of buildings which make up Hathersage Booths, approximately 900m to the south east of Hathersage village. The application site is therefore considered to be in open countryside and is located outside of the designated Hathersage Conservation Area.

The property is a two bedroom single storey semi-detached dwelling constructed from natural gritstone with red brick quoins under a pitched roof clad with natural blue slate. To the rear is a small timber conservatory with a shallow pitched roof. The floor level of the property is set level with the adjacent track whereas the level of the rear garden steps down significantly by 1.5m following the slope of the hillside and is level with the eaves of the property to the rear (Derwent Cottage).

Access to the property is via a single width track which is shared with nearby properties and also forms the route of a public footpath. The application building fronts directly onto the track.

The nearest neighbouring properties are 1 Booths Edge Cottages which is the adjoining property to the south east, Derwent Cottage and Derwent View to the south west, The Old Barn to the west and the Millstone Inn pub to the south.

Proposal

This application seeks planning permission for alterations and extensions to the existing building.

The submitted plans show that the existing single storey building would be extended upwards to create a first floor by raising the height of the walls and the eaves and ridge height of the roof to match that of the adjacent building (1 Booths Edge Cottages). The walls of the extension would be natural gritstone to match the existing and the new roof structure would be clad with natural slate. Two windows are proposed in the front (north east) elevation and two windows and two roof lights in the rear (south west elevation).

This extension would effectively move the existing two bedrooms upstairs and allow the ground floor to be utilised for larger living accommodation.

The plans also show that the existing conservatory would be demolished and replaced with a new 'lean-to' rear extension built from matching materials. The existing terrace to the rear of the building would be extended southwards by 1.2m and a lower terrace area would be created, both provided with new stone retaining walls and steps. The higher terrace would be provided with glass balustrades.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions / modifications:

- 1. Statutory three year time limit for implementation.**

2. **In accordance with specified amended plans.**
3. **No development shall commence until details of construction compound (including and storage and parking areas) have been submitted and approved in writing by the Authority prior to the commencement of the development.**
4. **No development shall take place until a construction management plan has been submitted to and approved in writing by the Authority. The plan shall be adhered to throughout the construction period and shall provide for:**
 - **Parking of vehicles and site operatives.**
 - **Routes for construction traffic.**
 - **Hours of operation**
 - **Pedestrian and cyclist protection**
 - **Areas of excavation within the fronting lane**
5. **Conditions to stipulate architectural and design specifications including natural stone walls, natural blue slate roof, stone chimney, timber windows and doors, roof lights, pipework, roof verges and natural stone retaining walls.**

Key Issues

- Whether the proposed extensions and alterations detract from the character, appearance or amenity of the existing building, its setting or that of neighbouring properties.

Relevant Planning History

2015: NP/DDD/0815/0767: Planning application for extensions and alterations to dwelling withdrawn prior to determination.

The agent withdrew the 2015 application following advice from officers that the proposed flat roofed garden room extension to the rear was not acceptable in design terms. Officers advised that the design be amended and simplified to a 'lean-to' in matching materials. Officers also advised that the proposed glazed doubled doors at first floor on the rear elevation be amended to windows to reflect the rest of the building.

Consultations

Highway Authority – No objection.

The Highway Authority has submitted an amended response following the last meeting and recommend two conditions are imposed on any permission in order to prevent works disrupting the use of the adjacent track and public right of way. These conditions include the prior approval of any construction compound and prior approval of a construction management plan.

District Council – No response to date.

Parish Council – No objection to the intention to increase the capacity of the property into a more convenient living space but do raise the following concerns:

If the roofline of the property was reduced between 30 & 60 cm's this would be more sympathetic

to the locale, ensuring that the individual identities in this conspicuous hamlet of characterful buildings is maintained. Reservations are expressed about the glass balustrade which is not at all in keeping with the area, and the skylights in the extension appear to be unnecessary given the SW facing aspect.

There does not appear to be any provision for parking within the curtilage of the property, and the access to the property is via a public footpath. Although this does appear to be used by vehicles, it is totally unsuitable for heavy vehicles, whilst the proximity of the public footpath on which the property is situated raises public safety issues around delivery and storage of materials during construction.

Representations

A total of six letters of representation have been received to date. All of the letters object to the proposed development. The reasons for objection are summarised below, the letters can be read in full on the Authority's website.

- Proposed first floor extension would give direct line of sight into The Old Barn which is 12m away. This would cause severe loss of privacy and overlooking of The Old Barn.
- The proposed two storey elevated gable end would be overbearing to The Old Barn.
- The proposed first floor extension would overlook 1 Booths Edge Cottage.
- The proposed first floor extension would overlook the garden of Bretton View and harm the privacy of the occupants of that property.
- There is no vehicular access and no parking for additional cars / trucks. Development would be likely to obstruct the track and public footpath.
- It is not viable to construct this development on such an enclosed site. Construction would block the track / footpath to all users and as the track is not suitable for heavy vehicles construction works could undermine nearby properties. Concern that the foundations of the property will not support the development.
- It is not considered safe or viable to build upwards alongside 1 Booths Edge Cottages.
- The environmental impact assessment screening opinion is wrong and misleading as the proposed development does have significant adverse environmental impact on the Booths hamlet and surrounding dwellings.
- The proposed two storey extension is out of harmony with the original building. To substantially increase its height and mass / volume is unacceptable. The building should retain its original low horizontal rural former barn character with ashlar / random natural gritstone.
- Any approval would set a precedent for similar development to extend modest outbuildings.
- There has not been any similar extension on a semi-detached bungalow in the area and the existing extension to 1 Booths Edge Cottages was completed in the 1960s when planning regulations were less stringent particularly when the original single storey barn was not intended to be a two storey building.
- When 1 Booths Edge Cottages was extended the materials had to match the existing reconstituted stone structure. Any new extension should therefore have to match this to

be acceptable.

- Question the intended use of the building – whether it would be a family home, second home, holiday let or buy to let property.

Main Policies

Relevant Core Strategy policies: GSP3, DS1

Relevant Local Plan policies: LC4, LH4, LT11 and LT18

National Planning Policy Framework

The National Planning Policy Framework (the Framework) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and the Framework with regard to the issues that are raised.'

Development Plan

LH4: Extensions and alterations to dwellings is particularly relevant and says:

Extensions and alterations to dwellings will be permitted provided that the proposal does not:

- i. detract from the character, appearance or amenity of the original building, its setting or neighboring buildings; or
- ii. dominate the original dwelling where it is of architectural, historic or vernacular merit; or
- iii. amount to the creation of a separate dwelling or an annexe that could be used as a separate dwelling.

GSP3 and LC4 together require the detailed treatment of any proposal to be of a high standard that respects, conserves and where possible enhances the landscape, built environment and valued characteristics of the area, paying particular attention to scale form and mass of existing buildings, design details in accordance with adopted design guidance, landscaping and the amenity, privacy and security of the development and neighboring properties.

LT11 and LT18 require all new development to be served by safe access and adequate parking and turning arrangements.

Assessment

Design and Visual Impact

The proposed development represents a substantial extension to the existing dwelling by effectively extending upwards to change the property from a single storey to two storey building. Concerns have been raised in representations that this extension would be out of harmony with the existing building by substantially increasing its height, mass and volume in an unacceptable manner.

A number of representations describe the history of 1 and 2 Booths Edge Cottages as originally being a single storey agricultural building which was later converted to two dwellings. Following the conversions 1 Booths Edge Cottages was substantially extended up to two storeys following the grant of planning permission in the 1960s.

Despite the apparent historic origins of these buildings it is considered clear that the character of the buildings today are of a pair of domestic properties. Any former historic or vernacular merit related to the former use of the buildings is no longer obvious and the later extensions to 1 Booths Edge Cottages in particular give the buildings overall a suburban rather than traditional appearance.

Therefore while Officers are sympathetic to concerns that development which would harm the character of vernacular buildings should not be permitted it is considered that the proposed development should be assessed against the character of the buildings as they stand today rather than any former vernacular characteristics.

The proposed development would change the character of the building by increasing it from a single storey to two storey dwelling. It is considered that this would result in 1 and 2 Booths Edge Cottages appearing as two semi-detached two storey dwellings and as such it is considered that the development would not appear to be alien in design or intrusive in the context of the buildings and surrounding built development.

The design and materials of the proposed extensions would match the existing building as would the proposed window openings. There are no objections to the proposed door openings on the rear extension or the glazed balustrade as this part of the building effectively hidden from public vantage points by the main building and nearby buildings.

Concern has been raised that any extension should be in artificial stone brickwork to match the first floor of 1 Booths Edge Cottages, however Officers consider this to be a unsympathetic building material which has resulted in that property having an overtly suburban appearance and therefore that the opportunity should be taken to use natural materials to match 2 Booths Edge Cottages rather than matching the later artificial brickwork.

It is therefore considered that while the proposed extension would not be a subordinate addition as advocated in adopted design guidance that in the context of this site there is an opportunity to increase the height of the building to create a two storey dwelling in a manner which does not harm the character or appearance of the existing building in accordance with LC4 (i). Officers have sought amended plans to reduce the fenestration on the south west elevation of the building and the revised details are considered to be acceptable.

The proposed extended building would not have any impact upon the scenic beauty of the surrounding landscape as it would be read with the group of buildings which make up Hathersage Booths the majority of which are two storey and viewed against the rising valley side. The visual impact of the proposal from public vantage points would be limited by topography and intervening distances other than from the adjacent footpath where the visual change would be noticeable but not harmful in the context of surrounding built development.

Amenity and Highway Safety

Concern has been raised by a number of neighbouring properties that the proposed development would harm the amenity and privacy of the occupants of those properties.

The proposed first floor windows would overlook the rear gardens of both 1 and 2 Booths Edge Cottages but this relationship is typical for semi-detached properties and is not considered to be an arrangement which would harm the residential amenity or privacy of 1 Booths Edge Cottages in an unacceptable manner. It is also noted that the existing first floor windows to 1 Booths Edge

Cottages have a similar relationship with the rear garden of the application property.

Officers were concerned that the proposed terrace would have resulted in overlooking over the boundary to 1 Booths Edge Cottage and back towards the rear windows and conservatory to that dwelling. Officers have therefore sought amended plans which show the terrace brought back away to the boundary to overcome this potential issue. Given the levels between the amended terrace areas and the distance to the boundary fence it is not considered that this part of the development would give rise to any additional overlooking issues.

Derwent Cottage is located to the rear (south west) of the property and is set at a lower level such that the eaves of Derwent Cottage meet the lower garden level within the application site. At the closest point, Derwent Cottage is located within 8m of the rear elevation of the proposed dwelling but there are no window or door openings in the northern elevation to that property which could give rise to any concerns of loss or privacy or overshadowing.

The Old Barn is located to the north west of the application site. The dwelling at that property is approximately 24m from the nearest part of the application building. Given the distance and orientation it is considered that the proposed development would not result in a loss or privacy to the occupants of The Old Barn.

Concern has been raised that extending to two storeys would have an overbearing impact upon The occupants of The Old Barn. The proposed development would increase the single storey gable facing The Old Barn to two storeys which would have a greater visual impact. The application building is adjacent to a garage and parking area but given the distance to the main building to that property and other neighbouring properties it is not considered that the proposed development would result in any significant loss of daylight or sunlight or be overbearing to the occupants of any neighbouring property.

Finally, Bretton View is located to the east of the application site. The dwelling on that property is approximately 17m from the nearest part of the application building. The rear garden of Bretton View extends north westwards on the far side of the track relative to the application site. Given the orientation of the two buildings it is considered that the proposed development would not give rise to any significant overlooking between habitable windows to the two properties.

There is a high hedge along the southern boundary Bretton View which already acts to screen views from 1 Booths Edge Cottages which otherwise would overlook the garden area. Similarly it is considered that the hedge would effectively foil any views from the proposed development. Furthermore it is considered that the proposed development would look over the rearmost part of the garden to Bretton View and not the parts of the garden closer to the building where a higher degree of privacy would be reasonably expected.

Therefore having thoroughly assessed the potential impact of the proposed development upon the privacy, security and amenity of the neighbouring properties it is considered that the development would not have a harmful impact in accordance with GSP3, LC4 and LH4.

The existing and proposed extended dwelling does not benefit from any off-street parking and this is a concern raised in representations. However, this is an existing situation and as the proposed extended dwelling does not include any additional bedrooms Officers agree with the Highway Authority that the proposal would be unlikely to give rise to any Highway Safety or amenity issues when completed compared to the existing dwelling.

Concern has been raised that during construction that the proposed development could block access to neighbouring properties and block or obstruct use of the public footpath. Private rights of access are not a planning consideration and therefore are given limited weight. It does however appear that there are two access points onto the track from the main road and therefore it would be possible to maintain access to all neighbouring properties during construction.

Officers acknowledge that the site is of a limited size and that the storage of materials or plant on the track or parking construction vehicles would be likely to obstruct the public footpath. Therefore if permission is granted, a condition would be recommended to require details of any construction compound or storage area to be submitted and agreed. In addition a footnote would be attached to any decision notice to inform the applicant and agent of their obligations in regard to the adjacent footpath.

Other Issues

The representations raise a number of other issues including the safety and viability of building the proposed development and the suitability or otherwise of the existing foundations to the property. The way in which construction is undertaken is a matter which is controlled by building regulations and therefore it is not appropriate to seek to control this during the planning process. Similarly legal issues such as whether the developer would have a right of access or permission to build off a boundary or partition wall are covered by separate legislation including the Party Wall Act. It is therefore recommended that no weight is given to these issues in the determination of this application.

Concern has been raised that approval of this application would set a precedent for similar extensions to vernacular buildings in the National Park which would be harmful. Officers agree that in the majority of cases substantial extension of traditional agricultural or utilitarian buildings would not be appropriate in design terms, however, this application has been assessed on its own merits, taking into account the character and appearance of the building and its setting and in this context the proposals are considered acceptable. It is therefore considered that the proposal would not lead to a harmful precedent within the National Park.

The intentions of the applicant and the future occupation of the dwelling has been queried in representations. The existing building is an unrestricted market dwelling and the proposed extensions would not change that fact. Therefore speculation about whether the proposed house would be occupied as a primary, secondary or holiday residence is given no weight.

Finally concern has been raised that the Environmental Impact Assessment screening opinion completed by the Planning Manager is inaccurate and misleading. This document is completed for the purposes of the Environmental Impact Assessment Regulations and states that in this case the Authority considers that an Environmental Impact Assessment is not required in order for the Authority to determine this application. The impact of the proposed development has been assessed taking into account the submitted form, plans and documents and the issues raised in representations.

Conclusion

It is considered that the proposed development would conserve the character, appearance and amenity of the existing building, its setting and that of neighbouring properties in accordance with GSP3, LC4 and LH4. Subject to conditions the proposed development would not harm highway safety or the amenity of road users.

If permission is granted conditions would be recommended to secure the submitted plans, to require details of a construction compound to be submitted and agreed prior to the commencement of the development and to specify approved materials and architectural specifications to secure a high standard of design in accordance with GSP3 and LC4.

In the absence of any further material considerations the proposal is therefore considered to be in accordance with the development plan and is recommended for approval subject to the conditions outlined in this report.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil