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**22. FULL APPLICATION – SINGLE STOREY REAR EXTENSION (AMENDMENT TO EXTENSION APPROVED UNDER NP/DDD/0615/0558 – IONA, LONGREAVE LANE, ROWLAND (NP/DDD/0116/0013, P4239, 421013/371749, 12/01/2016/ALN**

**APPLICANT: MR MICHAEL GREEN**

Note: This application is referred to Planning Committee because the applicant's wife is an employee of the National Park and has declared an interest.

**Site and Surroundings**

'Iona' is a residential property situated on Longreave Lane, Rowland. The lane runs north to south, midway between the hamlet of Rowland and Great Longstone. The property is one of a row of 11 detached dwellings that stretch along the west side of the lane. The property was built following approval in 2002 as a replacement for an earlier 1930s bungalow. It is a single storey dwelling constructed in natural limestone under blue slate roof.

A condition was attached to the original consent for the house (NP/DDD/1101/508) removing permitted development rights for extensions porches, ancillary buildings, satellite antenna, gates, fences, walls or other means of boundary enclosure.

In 2015 planning permission was granted for the erection of a single storey gabled extension off the rear elevation of the property to provide space for an extended utility room. The permission also granted consent for alterations to the dwelling in the form of widening windows, inserting new windows and rooflights and re-building the front boundary wall. The consent has been implemented (NP/DDD/0615/0558) and work is currently underway.

**Proposals**

This application seeks consent for a modified extension compared to that approved in 2015. The extension would extend 3.4m from the rear wall of the dwelling instead of the 2.3m previously approved. All other dimensions with regard to width and height would remain the same and materials of construction would be unchanged.

**RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions:**

- 1. 3 year implementation time limit.**
- 2. Adopt submitted plans.**
- 3. Minor design details.**

**Key Issues**

- Impact on the character and appearance of the dwelling.
- Impact on the amenity of neighbouring residential properties.

**History**

January 2002 – approval for demolition of existing buildings and erection of new bungalow and garage.

March 2002 - approval for erection of garden shed.

January 2003 - Amendment to design of new dwelling to incorporate 2 rooflights.

January 2003 - Amendments to siting and design.

October 2003 – Appeal allowed with regard to conditions 6 and 7 of approval ref NP/DDD/0802/394 which related to obscure glazing and fixing of rooflights on the south facing roofslope.

Enforcement Notice NAW/S191/P.4239 regarding limestone rubble walling in breach of condition requiring natural rubble limestone, random coursed. Appeal lodged and dismissed, Enforcement Notice upheld, on 11 September 2003. Walling subsequently reconstructed in accordance with condition. Enforcement Notice withdrawn 18 September 2012.

August 2015 – approval for extension and alterations to dwelling (NP/DDD/0615/0558).

January 2016 – non material amendment application relating to external finish for windows approved under NP/DDD/0615/0558 approved.

### **Consultations**

Highway Authority - no objections subject to inclusion of previously recommended condition and note

District Council – no response

Parish Council – no response

### **Main Policies**

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1

Relevant Local Plan policies: LC4, LH4

In principle, DS1 of the Core Strategy is supportive of extensions to existing buildings and policy LH4 of the Local Plan provides specific criteria for assessing householder extensions. LH4 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 neighbouring 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.

The Authority has also adopted three separate supplementary planning documents (SPD) that offers design guidance on householder development namely the Design Guide, the Building Design Guide and the detailed Design Guide on Alterations and Extensions. This guidance offers specific criteria for assessing the impacts of householder development on neighbouring properties and contains a number of suggestions for the appropriate design of outbuildings such as garaging.

These policies are consistent with national planning policies in the Framework (the National Planning Policy Framework) not least because core planning principles in the Framework require local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

## **Wider Policy context**

The provisions of policies DS1 and LH4 and guidance in the Authority's adopted SPD are supported by a wider range of design and conservation policies in the Development Plan including policies GSP1, GSP2, GSP3 and L1 of the Core Strategy and policy LC4 of the Local Plan, which promote and encourage sustainable development that would be sensitive to the locally distinctive building traditions of the National Park and its landscape setting. Policy LC4 and GSP3 also say the impact of a development proposal on the living conditions of other residents is a further important consideration in the determination of this planning application.

These policies are consistent with national planning policies in the Framework (the National Planning Policy Framework) because core planning principles in the Framework require local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

## **Assessment**

The extension and alterations that were granted permission in 2015 were approved on the basis that the scheme shown on the amended plans would not harm the character or appearance of the dwelling or unacceptably impact on the privacy or amenity of neighbouring properties. As such, the previous application was considered to be in accordance with Core Strategy Policy GSP3 and Local Plan policies LC4 and LH4, the Framework and advice in the Authority's adopted design guidance. The applicant has submitted a supporting statement with this application, which explains that building work is now underway on the extension approved in 2015 and the alterations to the main dwellinghouse are almost completed in accordance with the earlier approval NP/DDD/0615/0558.

However, with regard to the extension, the builder has laid the foundations incorrectly such that the rearwards projection of the extension would be 1.1m greater than that approved, at 3.4m. At that point the applicant halted works and contacted officers. The applicant considers that to alter the foundations would be costly and time consuming and intrusive for neighbours. Consequently a fresh planning application has been submitted. The proposals remain exactly the same as previously approved other than the extension would project 3.4m from the rear wall instead of 2.3m

### **Issue 1: Impact on the character and appearance of the dwelling.**

Whilst the dwelling is a recently built bungalow, it does exhibit qualities that are in keeping with the local building style, including modestly sized gables, a relatively steep roof pitch, natural materials and a high solid to void ratio on the walls.

The proposed extension would be a single storey gabled extension of modest proportions (3.4m x 3.3m), projecting off the rear elevation of the dwelling. It would be set in from the end, gable wall and would have one double casement window in its gable end. Materials would match the main house. The modest increase in length would not significantly change the overall massing and visual appearance of the extension and it would remain a small, simply designed extension that would harmonise with the character and appearance of the dwelling in accordance with policies GSP3, LC4 and LH4.

### **Issue 2 - Impact on the amenity of neighbouring residential properties.**

Iona is flanked on both sides by other residential properties. The proposed extension as amended at 3.4m long would not harm the amenity of either property in that there is a 2m high close boarded fence on the northern boundary of the property which would prevent any overshadowing or overlooking onto 'Fairfield' to the north and to the south 'Meadow View' would be screened from the development by a 2m high hedge.

## **Conclusion**

In conclusion, taking into account the acceptability of the extension already approved, it is considered the revised proposals contained in this application would not harm the character or appearance of the dwelling or unacceptably impact on the privacy or amenity of neighbouring properties. Therefore, the current application is also considered to be in accordance with Core Strategy Policy GSP3 and Local Plan policies LC4 and LH4, the Framework and advice in the Authority's adopted design guidance subject to conditions relating to minor design details to ensure the revised proposals would harmonise with the existing bungalow. Accordingly, the current application is recommended for conditional approval.

## **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