

**17. FULL APPLICATION – NEW ACCESS, PARKING AND GARDEN AND DEMOLITION OF BLOCKWORK OUTBUILDING AND EXTENSION TO EXISTING FARMHOUSE AT KILNHILL FARM, EDAL ROAD, HOPE 417161, 383887 (NP/HPK/1015/1026 SPW)**

**APPLICANT: MR ADAM BRADY**

**Site and Surroundings**

Kilnhill Farm is a grade II listed building located within the Hope Conservation Area.

The property is constructed of natural gritstone with natural stone slate roof. The window openings have full stone surrounds within which are white painted timber window frames.

The formal front of the property faces south-east and its north-east gable end directly addresses the road. Off the other gable end is a blockwork lean-to structure with a corrugated sheet roof.

Opposite the rear of the dwelling there is a small range of stone-built outbuildings. The current vehicular access to the property is between the outbuildings and the dwelling, immediately to the rear of the property. The entrance to this access has a timber 5 bar gate with stone gate stoops.

Behind the outbuildings to the north there is an area of rough land which is on a slightly higher level than the existing access. The land in general slopes up from the highway.

There is a public footpath which runs adjacent to the southern boundary of the property.

**Proposal**

The proposal is to demolish the blockwork lean-to structure attached to the south-west side of the dwelling and replace it with an extension built of natural stone with a stone slate roof to match the existing.

The proposal also includes creating a new access to the north of the site and closing off the existing access and forming a new parking area and garden with associated landscaping.

**RECOMMENDATION:**

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

1. **Standard time limit**
2. **Development in complete accordance with the amended plans ‘L(01)10 P1’, ‘L(02)01 P1’, ‘L(03)01 P1’, ‘L(03)02’ and specifications. Subject to the following conditions or modifications.**
3. **Full details to be submitted and agreed in writing of all new facing materials for the new extension, stonework including dressings, rooflights, windows, doors and rainwater goods. Once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details**
4. **Submit and agree in writing a sample of slate for roof material which shall be either natural Derbyshire stone slate or blue slate, once agreed the development shall be carried out in complete accordance with the agreed details.**
5. **Permanently close existing access within 1 month of commencing use of the new access hereby approved. This shall be finished with a dry stone wall made of natural gritstone to match the existing, the existing stone gate posts shall remain in situ.**

6. Before commencing the development hereby approved a detailed scheme for landscaping (including tree and shrub planting seeding or turfing, earth mounding, terracing, walling (including heights), gates, fencing or ground surfacing as necessary) shall be submitted to and approved in writing by the National Park Authority. Once approved, the planting or seeding shall be carried out to the reasonable satisfaction of the Authority within the first planting seasons following completion or occupation of the development. Any walling, gates or surfacing shown on the approved plan shall be completed before the extension hereby approved is first occupied. Any trees dying, being severely damaged or becoming seriously diseased shall be replaced within the next planting season with trees of an equivalent size and species or in accordance with an alternative scheme agreed in writing by the Authority before any trees are removed.
7. Gate for the new access shall be a timber 5 bar gate with natural gritstone gate piers, full details to be submitted for approval in writing, once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details.
8. Full details of the proposed internal door, including new lintel and architraving, between the house and proposed extension shall be submitted to the Authority for approval in writing. Once agreed the development shall not be carried out otherwise than in complete accordance with the agreed details.
9. Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, laid out and constructed all as may be agreed with the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works.
10. Before any other operations are commenced a new vehicular access shall be created to Edale Road in accordance with the application drawings, laid out, constructed and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centre line of the access, to the extremities of the site frontage abutting the highway to the north and to the dwelling in the south as per the application drawings. The land in advance of the sightlines shall be maintained In perpetuity clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway edge.
11. The premises, the subject of the application, shall not be occupied until the on-site parking spaces and turning have been provided for in accordance with the application drawings laid out and constructed as may be agreed with the Local Planning Authority and maintained thereafter free from any impediment to designated use.

### **Key Issues**

- Is the proposal an acceptable design?
- Will the proposal conserve or enhance the character and appearance of the Listed Building, its setting or the Conservation Area?
- Is the proposal acceptable in highways terms?
- Are there any amenity issues raised by the proposal?

## **History**

2014 the applicants made a pre-application enquiry to the Authority in relation to removal of the blockwork lean-to and replacement with an extension along with new access arrangements. The response raised no objection in principle to re-locating the access as the existing access has very poor visibility, but Officers suggested that at that stage it looked very engineered and could harm the setting of the listed building. Officers welcomed retention of the existing gate-post and blocking the current vehicular entrance with stone. The proposal to remove the breeze block extension was also welcomed and Officers had no objection in principle to a replacement extension. However, at that stage there were concerns about the design of the extension.

2015 Application withdrawn for the access and replacement extension following concerns about the design and because amendments would require consideration under a fresh application. This has led to the current submission.

## **Consultations**

Highway Authority – Existing access is substandard in terms of visibility. Whilst the new access does not meet current design criteria, on the basis that the existing access is substandard and that the proposed access represents an improvement over existing, no objections are raised. Conditions are requested if consent is granted in the interests of highway safety.

Borough Council – No response to date.

Parish Council – Objects to the application on highways grounds because of vehicle access and road safety. The parish council believes a safer alternative would be a driveway to the south of the property through the present front garden.

PDNPA Built Environment – Detailed comments provided and available on the application file. In summary – No objections in principle but request amendments to the detailing of the extension and roof lights along with further information about the internal door, access and landscaping.

## **Main Policies**

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, L2, L3, T3, T7.

Relevant Local Plan policies: LC3, LC4, LC5, LC6, LC17, LH4, LT18.

Core Strategy Policy L3 requires that development conserves and where possible enhances or reveals the significance of a historic asset. Only in exceptional circumstances would development be permitted that is likely to cause harm the significance of any heritage asset. Local Plan Policy (LPP) LC5 would not permit development that failed to conserve or enhance the character or appearance of the Conservation Area. LPP LC6 requires that development affecting a listed building clearly demonstrates how the listed building will be preserved or enhanced and why the proposed development and related works are desirable or necessary. It does not permit development that adversely affects the character, scale, proportion, design, detailing or materials used in the listed building. Amongst other things development is not permitted if it would directly or indirectly lead to the removal, alteration or unnecessary replacements of features such as windows, doors or the replacement of original features other than with original materials and with appropriate techniques.

Core Strategy Policy GSP2 in combination with GSP4 would require conservation and enhancement to be secured by way of planning conditions or obligations.

Local Plan Policy LH4 would not permit development that harmed the character and appearance of the original dwelling or harmed the amenity of the site or neighbouring properties.

Core Strategy Policy L2, and Local Plan Policy LC17 together require that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting. LC17 states that development will not be permitted unless adequate information is provided about its likely impact on the special interests of a site.

Local Plan Policy LT18 explains that a safe access is a pre requisite of any development however where provision of a safe access would damage the valued characteristics of the area, the Authority will consider refusing planning consent.

The Authority's SPDs the 'Design Guide' and 'Detailed design guide for alterations and extensions' both have advice relating to extensions. However these both explain that the advice contained within them is outside the scope of listed buildings which requires specialist advice available from the Authority.

### National Planning Policy Framework

The relationship between the Core Strategy and the National Planning Framework has also been considered and it is concluded that they are consistent because the NPPF recognises the special status of National Parks and promotes sustainable development sensitive to the locally distinctive character of its setting. Para 115 explains that great weight should be given to conserving landscape and scenic beauty on National Parks which have the highest status of protection in relation to landscape and scenic beauty. Para 132 of the NPPF explains that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Para 133 and 134 explain that where a proposal will harm the significance of a listed building the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

### Assessment

The proposed extension is acceptable in principle as it will enhance the site by removal of the existing block work lean-to which at present detracts from the character and appearance of the listed building and its Conservation Area setting.

The design of the extension in terms of its scale and massing follows quite closely the advice of the Authority's Conservation Officers. That advice was provided during the course of the previous application which led to it being withdrawn to work towards this current resubmission.

It is worth noting that the width of the gable of the extension is wider than the standard gable width for traditional buildings in the area. However, in this instance the proposed gable width is still narrower than the main gable of the house so it will sit harmoniously against the host building. The proposed scale, mass and size of the new extension will not harm the architectural and historic interest of the historic building or its setting. The articulation of the proposed extension and its single storey height enables the proposed extension to meet the policy and design guidance for extensions to be subservient to the host building.

As submitted the fenestration details needed some amendments, particularly the detailing to the gable end and the roof lights.

The required amendments have been provided in an amended scheme and Officers are now satisfied that the extension represents an enhancement to the site and that its design and detailing is of an appropriate high standard for the listed building and the Conservation Area.

The proposed material for the roof is stated as being natural slate having a dark grey colour which is presumed to be a blue slate. The main dwellings roof is clad with natural stone slate and whilst the normal presumption is that matching materials are used in the design of later extensions, sources of Derbyshire Stone slates are increasingly difficult to find. The Authority's conservation officer therefore advises that a good quality welsh blue slate would be a suitable

alternative however; the use of a dark grey coloured slate would not be acceptable. The officer further advises that using a natural blue slate on the extension will not harm the character of the listed building as the difference in materials will also allow the extension to be read as a later addition, furthermore natural blue slate is part of the local vernacular.

Planning conditions will be needed to agree details of windows, doors including lintels and surrounds to external wall faces, slates, roof-lights, details of the internal door and surround between the house and proposed extension. This is in the interests of the character and appearance of the listed building and its Conservation Area setting.

The scheme on the whole raises no amenity issues in terms of the impact of the extension, new access, garden or other landscaping.

The existing access is substandard. The proposed access would be an improvement in highways terms so the Highways Authority have raised no objections to the proposal subject to conditions covering the details which are considered appropriate.

It is noted that the Parish Council has raised an objection on vehicle access and road safety grounds as they believe a safer alternative would be a driveway to the south of the property through the present front garden.

The Authority's Planning and Conservation Officers and the Applicant's agent all consider that an access and parking area in the location suggested by the parish council would harm the setting of the Listed Building. Considering this and that the Highway Authority has no objection to the proposal as submitted, the alternative suggested by the parish council has not been pursued by Officers.

Detailed pre application discussions with the Authority's Conservation Officers have been carried out on the re-siting of the access. . Moving the access as shown will not harm the setting of the listed building or the Conservation Area. Officers had some concern that the submitted details did not make it clear what how the access will appear in relation to the varying levels over the site, and that it was not clear of the various levels proposed. Additional plans have been submitted which show cross sections through the site and provide clarity on these matters, but raise some further questions in relation to the terracing of the garden area and heights of retaining walls. Officers consider that these details can be refined and resolved via planning conditions which require landscaping details to be agreed.

Planning conditions will be needed to ensure that existing gate posts are retained in their original location and the access closed with stone walling to match the existing. This will help with retaining the significance of the listed building as the site of the original access will still clearly be able to be read by their retention in situ. The Authority will also need to agree details of the new boundary walls and parking area in terms of the materials and landscaping to ensure they are appropriate in the setting of the listed building and Conservation Area. This can be achieved via an appropriate planning condition.

An ecological report has been submitted this assesses the potential of the whole site and makes recommendations in relation to the proposed works. The recommendations relate to timing works of demolition of the blockwork building and works which affect the hedgerow and drystone walls to ensure that they are not carried out during breeding bird seasons, March to September, unless prior to carrying out these works a suitably qualified ecologist has established that no birds are nesting in the area proposed for demolition. In these respects the Wildlife and Countryside Act already makes it an offence so it is not considered to be necessary to repeat this via planning conditions. The impact of the scheme on the ecological interests of the site is considered to have been adequately assessed by the application which also demonstrates that the scheme will not harm a protected species. The proposal is therefore considered to be in accordance with the policies of the development so far as they relate to ecology.

## **Conclusion**

Considering the above subject to conditions, the proposal will not harm the significance of the listed building or its setting including the Conservation Area and is designed to a high standard that will enhance the site. Furthermore, the proposed access provides betterment in comparison to the existing arrangement and the scheme raises no amenity issues. The proposal is therefore considered to be in accordance with the policies of the development plan and the NPPF.

## **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