

11. FULL APPLICATION – DEMOLITION OF THE EXISTING HOUSE AND GARAGE AND REPLACEMENT WITH A NEW DWELLING AND NEW DOUBLE GARAGE WITH ANCILLARY ACCOMMODATION ABOVE AT RIVERDALE, EDALE ROAD, HOPE (NP/HPK/1215/1221, P.6636, 417035 / 384137, 29/02/2016/AM)

APPLICANT: MR AND MRS J SHARP

Site and Surroundings

Riverdale is located on the northern edge of Hope on the eastern side of Edale Road and within the designated Hope Conservation Area. The property is a single storey modern bungalow set within a large domestic garden which drops from the level of Edale Road down to the River Noe which runs along the eastern boundary of the site.

Due to the proximity of the river the lower parts of the rear garden are located within Flood Zones 2 and 3. The bungalow is set at a higher level within Flood Zone 1. Access to the site is from Edale Road. The nearest neighbouring properties are dwellings known as 'The Barn' to the south and Greaves Cottage to the west. Both Greaves Cottage and Toll Cottage which is further to the south are Grade II listed buildings.

Proposal

This application seeks planning permission for the demolition of the existing bungalow and the construction of a replacement dwelling. The submitted plans show a detached two storey, four bedroom house built from natural gritstone under pitched roofs clad with blue slate. It would have painted timber windows and door frames. The plans show that the dwelling would be orientated to face south with the gable facing the road and set down into the level of the site. A detached double garage with an ancillary one bedroom annex is also proposed on the far side of the access which would be orientated to reflect the main house.

The four proposed bedrooms would be provided at ground floor and first floor. The kitchen, dining room and living accommodation would be provided at ground floor. The existing access will be retained and widened with parking and turning space provided between the house and garage (and within the garage).

Amended plans have been sought from the agent in regard to the proposed materials, fenestration detailing and landscaping. These are expected to be received in time for the meeting.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions or modifications.

- 1. Statutory three year time limit for implementation.**
- 2. Development not to be carried out otherwise than in accordance with specified approved plans.**
- 3. Prior approval of detailed scheme of landscaping (including planting, earth mounding, re-seeding, walls, gates and hard standing) to be implemented as part of the development.**

4. **Conditions to specify or require prior approval of architectural and design details for the dwelling including, stonework sample panel, window and door details and finish, roof materials, roof verge and rainwater goods.**
5. **Prior approval of a scheme of energy saving measures to be incorporated into the approved development to be submitted to and agreed in writing by the Authority.**
6. **Removal of permitted development rights for external alterations, extensions outbuildings, hard standing, walls, fences and other means of enclosure to approved dwelling.**
7. **Accommodation above the garage to be restricted to be ancillary to the existing dwelling only and retained within a single planning unit.**
8. **Access to be laid out prior to any other works commence and maintained in perpetuity.**
9. **Parking and turning areas (including garages) to be laid and constructed prior to occupation and maintained in perpetuity.**

Key Issues

- Whether the principle of the replacement dwelling meets the requirements of Policy LH5.
- Whether the proposed development would otherwise conserve or enhance Hope Conservation Area and the valued characteristics of the National Park and whether the development would be acceptable in all other respects.

Relevant Planning History

2015: NP/HPK/0915/0861: Demolition of existing dwelling. Erection of replacement dwelling and garage with ancillary accommodation over. Altered driveway and terraces. Withdrawn prior to determination.

Consultations

Highway Authority – Raise no objection subject to:

- Applicant notifying Highway Maintenance Manager at least 6 weeks prior to commencement of any Works on access widening.
- Applicant demonstrating & maintaining 3no. off street parking spaces of 2.4m x 5.5m min dimension (2.4m x 6.5m where located in front of garage doors) clear of adequate manoeuvring space to enable all vehicles to enter and exit the site in a forward gear.
- Accommodation above proposed garage to remain ancillary to main dwelling with no future sub-letting or selling-off.

Borough Council – No response to date.

Parish Council – Make the following comments.

The existing single storey bungalow and separate garage are to be replaced by a 2-storey, 4 bedroom house and a double storey bedroom with a self-contained apartment above. It seems almost inevitable that this will lead to an increase in vehicular traffic to and from the site out into a congested, narrow road with bends and opposite to a popular Public House. Members of Hope

with Aston Parish Council think this represents an increased likelihood of traffic incidents which must be some cause for concern.

Environment Agency – Make the following comment.

The proposed development sits mainly in Flood Zone 1, however a small part of the proposed development is situated within Flood Zone 2. We would suggest that the applicant considers the possibility of raising floor levels in this small section of the property to help mitigate against the increase in flood risk.

Representations

Three letters of representation have been received at the time this report was written. All three letters support the application and give for the following reason:

- The proposal is more in keeping with the area and an improvement on what is there at the moment and will enhance the surrounding area.

Main Policies

National Planning Policy Framework

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 more recent Government policy in the National Planning Policy Framework with regard to the issues that are raised.

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L3, CC1 and CC5

Relevant Local Plan policies: LC4, LC5, LH5, LT11 and LT18

Saved Local Plan policy LH5 is directly relevant for the current application and other key policies relate directly to landscape character, appropriate design and climate change mitigation and adaptation in the National Park.

Local Plan policy LH5 – Replacement Dwellings states that the replacement of unlisted dwellings will be permitted provided that:

- i. The replacement contributes to the character or appearance of the area.
- ii. It is not preferable to repair the existing dwelling.
- iii. The proposed dwelling will be a similar size to the dwelling it will replace.
- iv. It will not have an adverse effect on neighboring properties.
- v. It will not be more intrusive in the landscape, either through increased building mass or the greater activity created.

At the October 2015 Authority Meeting members agreed that from this stage, some limited weight may be attached to the emerging DPD as a material planning consideration as an agreed statement of the Authority's intended position on development management policy. Policy DMH9 of the emerging DPD is of particular relevance to this application. This specifically relates to Replacement Dwellings and states that these will be permitted provided that:

- (i) the dwelling to be replaced is not listed individually or as part of a group listing, and
- (ii) the dwelling to be replaced is not considered to have cultural heritage significance, and

Where the original dwelling complies with these principles development will only be permitted where:

- (iii) the proposed replacement dwelling demonstrates significant overall enhancement to the valued character and appearance of the site itself, and the surrounding built environment and landscape, and
- (iv) the replacement dwelling will not create an adverse impact on neighbours residential amenity, and
- (v) in the event that the replacement dwelling is on another footprint, the existing dwelling is removed from the site prior to the completion of the development, or within 3 months of the first occupation of the new dwelling where the existing dwelling is in residential use, and
- (vi) where there is specific evidence of general housing demand in the Parish for dwellings of the size proposed to be replaced, the replacement dwelling is restricted to that size and/or type.

Adopted design guidance within the 'Design Guide', the adopted Climate Change and Sustainable Building Supplementary Planning Document (SPD) and the Authority's Landscape Strategy and Action Plan offer further guidance on the application of these policies. These policies are supported by a wider range of policies in the Development Plan. The adopted Hope Conservation Area Appraisal is also a key material consideration.

The proposed house would have a larger footprint and as a consequence of providing accommodation over two floors the volume of the house would also increase. Therefore the proposed building would not be a similar size to the existing dwelling it would replace. Notwithstanding this point, the relative size of the proposed dwelling is only one criterion of the policy and should not be looked at in isolation from the context of the site or its setting within the landscape. In these respects criteria (i), (iv) and (v) of Local Plan policy LH5 are particularly relevant and have led to the Officer conclusion that the increased scale is acceptable in this context.

Whether the proposed dwelling meets the requirements of Local Plan policy LH5 (i), (iv) and (v)

The agent has entered into pre-application discussions with the Authority's Officers following the withdrawal of the last application and before making this planning application. Since the application was submitted further amendments have been sought to simplify window and door fenestration, modify the landscaping scheme and replace the proposed render with natural stone.

The siting, form and massing of the building has been informed by an assessment of nearby buildings within the Conservation Area which are identified in the Conservation Area Appraisal. A number of dwellings within this part of the Conservation Area are long buildings orientated south presenting blank gables towards the highway. The buildings around the site provide a 'tight knit' sense of enclosure which is an abrupt change in character from the open spaces to the north and south.

The orientation, form and massing of the dwelling and the proposed detached garage / ancillary accommodation reflects the identified character of the Conservation Area. The proposed dwelling is a two story house with long horizontal mass, orientated south with a plain black gable facing towards the road. The proposed house and garage buildings would reflect the close knit nature of buildings around the Cheshire Cheese pub and would act to frame the exit of this part of the Conservation Area before the railway viaduct.

In these respects it is considered that the proposed development would provide an enhancement to the identified character of the Conservation Area and the setting of nearby listed buildings compared to the existing bungalow which is a suburban form which fronts the road and is set back within its garden away from the road.

The fenestration of the proposed dwelling would have contemporary detailing rather than copy traditional window and door designs. The proposed design approach on the front rear and road facing gable nevertheless has a high solid to void ratio, simple rhythm and strong horizontal emphasis and therefore would complement local distinctiveness as encouraged by the design guide. The design of the proposed garage reflects design guidance as it would appear as a subordinate outbuilding with openings beneath the eaves.

The eastern gable of the dwelling which faces the dwelling would have a large two story glazed opening which is desirable to the applicant to provide views and a relationship with the rear garden and the river. The proposed fenestration is considered to be acceptable in this case as a good example of contemporary detailing which is not prominent from public vantage points and would not undermine the general design approach which is proposed.

The application originally proposed to render the rear elevation and road facing gable, however Officers have requested amendments to show natural gritstone which is considered to be more appropriate and reflective of nearby buildings rather than proposed a combination of render and stone. Officers have also sought minor amendments to the fenestration of both the proposed house and garage along with amendments to the landscaping to better integrate the building and into the landscape.

The proposed dwelling would be taller than the existing bungalow but in its proposed location it would be read with the existing nearby buildings. The site is not in an isolated position and therefore the proposed scale of the building would not be unduly prominent or harmful to landscape character.

Overall, it is considered that the proposed replacement dwelling would make a positive contribution to the character and appearance of the area and the Conservation Area in accordance with Core Strategy policies GSP3 and L3 and saved Local Plan policies LC5 and LH5 (i). If permission is granted, officers would recommend that the amended plans, architectural details and specifications are secured by condition and that a condition to remove permitted development rights for alterations and extensions is also necessary to ensure that the Authority retains control of domestic development which could undermine the character and appearance of the development and the amenity of the area.

It would also be essential to impose a condition to restrict the occupancy of the proposed ancillary accommodation to prevent its occupation as an independent dwelling which would be contrary to Core Strategy policy HC1.

The property is located within the Derwent Valley landscape character area identified within the Landscape Strategy and specifically within the riverside meadows landscape character type. The landscape around the application site is characterised by meandering river channels, waterlogged alluvial soils, grazing meadows, dense scattered hedgerow trees and regular patterns of small to medium sized fields. The landscape around the application site reflects a great deal of the identified landscape character.

In this case the application proposes a replacement dwelling which better reflects the local built vernacular and in these respects the proposal would make a positive contribution to identified landscape character. The proposal would not encroach into nearby fields, skyline or be more visually obtrusive in wider views from the surrounding landscape. Any increase in activity on the site from the proposed four bedroom dwelling would not be so significant to be any more intrusive in the landscape.

It is therefore considered that the proposed replacement dwelling would not be more intrusive in the landscape and that the proposal would conserve the character of the surrounding landscape in accordance with Local Plan policy LH5 (v). If permission is granted a condition would be recommended to require submission and agreement of a detailed scheme of landscaping including planting, walls and hard standing.

Given the distance from the site of the proposed dwelling to the nearest neighboring properties there are no concerns that the proposed dwelling would be overbearing or result in any loss of daylight or sunlight to habitable rooms or garden of any neighboring property. There are no facing windows between properties which could give rise to any issues of overlooking.

Therefore it is considered that the proposed replacement dwelling would not have an adverse impact upon neighboring properties in accordance with Local Plan policy LH5 (iv).

In summary, it is considered that the proposed replacement dwelling is in accordance with Local Plan policy LH5 and emerging DPD policy. Although the replacement dwelling is not a similar size to the existing bungalow, in the context of this site and its setting within the landscape, the proposed dwelling would make a positive contribution to the character and appearance of the area, would not have an adverse impact upon neighbors and would not be more intrusive in the landscape or street scene either through increased building mass or greater activity.

Environmental Management

Officers have discussed the potential to incorporate enhanced insulation, renewable energy technology and energy saving measures into the development. In particular the site may suit the inclusion of solar and / or photovoltaic panels, air source or ground source heat pumps into the development. The applicant and agent have indicated that the intention is to install renewable energy technologies following a feasibility study to ensure that the most efficient combination of technologies is utilized. The agent has requested that the Authority imposed a planning condition to require details to be submitted and approved in due course and it is recommended that any measures are secured by an appropriate planning condition to ensure compliance with Core Strategy policy CC1.

CC1 and the Authority's Climate Change and Sustainable Building SPD require all new housing (including agricultural workers dwellings) to be built to a minimum sustainability standard equivalent to that required by the government of affordable housing by Registered Social Landlords (RSLs).

A written statement to parliament from the Department for Communities and Local Government dated March 2015 is a material consideration in this respect. In the decision taking section of the written statement it says that Government Policy is that planning permissions should not be granted requiring or subject to conditions requiring compliance with any technical housing standards other than for those areas where there are existing policies on access, internal space or water efficiency.

CC1 requires development to meet an equivalent to that required by Government of affordable housing by Registered Social Landlords rather than a specific standard. The Government do not currently do not require RSLs to meet any specific standard. Therefore at this point in time it would be unnecessary to impose conditions requiring development to meet technical standards.

Other Issues

The proposed dwelling would be served by the existing access which would be widened. There is ample space within the application site to park three vehicles clear of the highway and the agent has submitted plans to show the proposed layout. The Highway Authority has been consulted and raises no objection to the proposals. Therefore subject to appropriate conditions to require the access to be provided and maintained and to ensure that parking and turning space is laid out and maintained in perpetuity it is considered that the proposed development would be served by satisfactory parking and access arrangements in accordance with saved Local Plan policies LT11 and LT18.

Officers have taken into account the concerns raised by the Parish Council but consider that the application has demonstrated that the access to the proposed dwelling would have sufficient visibility onto the adjacent highway to ensure that vehicles entering and exiting the site can do so in a forward gear with visibility of traffic on the highway. Therefore it is considered that the proposed development would be unlikely to give rise to highway safety issues.

The submitted plans show that foul sewerage would be disposed of to the main sewer which is acceptable. The application site is mainly within Flood Zone 1 with a small part within Flood Zone 2. Having had regard to the advice from the Environment Agency it is considered that the proposed development would not be at risk of flooding given the raised floor levels (relative to the river) and that the development would not increase the risk of flooding elsewhere or surface run-off given that permeable surfaces are proposed in the landscaping scheme.

The proposal falls outside of the Authority's requirement for a protected species survey because of the age and construction of the bungalow which is to be removed. The Authority is not aware of any protected species or habitat that could be affected by either the removal of the bungalow or the construction of the new dwelling on the site. Although it is considered that the proposed development would be unlikely to have an adverse impact upon any nature conservation interests an advisory footnote is recommended to remind the developer as a precautionary approach.

Conclusion

It is therefore concluded that the proposed development dwelling is in accordance with Local Plan policy LH5 because although the replacement dwelling is not a similar size to the existing dwelling, in the context of this site and its setting within the landscape, the proposed development would make a positive contribution to the character and appearance of the area and the Conservation Area, would not have an adverse impact upon neighbors and would not be more intrusive in the landscape either through increased building mass or greater activity.

There are no objections to the proposed access, parking and maneuvering space or garage and the proposals would not harm the valued characteristics of the National Park including its landscape character and biodiversity.

In the absence of further material considerations, the proposed development is considered to be in accordance with the development plan and accordingly is recommended for approval subject to conditions.

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