

12. FULL APPLICATION – PROPOSED SINGLE STOREY CONSERVATORY/EXTENSION AT THE OLD BAKERY, THE DALE, HATHERSAGE (NP/DDD/0116/0016, P.5314, 423487 / 381747, 28/04/2016/AB)

APPLICANT: MR C WADDY

Site and Surroundings

The Old Bakery is located within Hathersage village on the south side of The Dale approximately 50m or east of the Scotsman's Pack public house. The Dale is the minor road continuing on from School Lane and leads up out of the village up to Stanage Edge.

The application site comprises part of a traditional stone built building that is subdivided into 4no. back-to-back dwellings. The application site forms the north-eastern corner of the building that fronts onto The Dale with the property's garden separate from the building, located to the south of No. 1 Brookside Cottages. A narrow footpath/access forms the boundary to the eastern side of the dwelling, whilst residential properties surround the site. The property is located within the Conservation Area.

Proposal

This application seeks full planning permission for a single storey extension and conservatory to the side of the existing dwelling.

The applicant states that the proposal is required in order to provide an alternative 'front door' to the property that stops the owners/visitors having to step immediately out onto The Dale with the associated road traffic hazard. The proposed extension would instead allow people to step out onto the quiet footpath/access to the east of the application site.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3 year time limit for implementation.**
- 2. Development not to be carried out otherwise than in accordance with specified amended plans.**
- 3. Natural gritstone to match the existing walls.**
- 4. Roof to be tiled in slate.**
- 5. Rooflight to be set flush with roof slope and 'conservation' style.**
- 6. Conservatory to be constructed of timber with a glass roof.**
- 7. External doors and windows to be constructed of timber.**
- 8. The external windows and doors shall have stone cills, lintels, surrounds to match the existing building.**

Key Issues

- Whether the design of the development has an acceptable impact on the character and appearance of the dwelling, the surrounding area and the Conservation Area.
- Whether the development has an acceptable impact on the amenity of neighbouring properties.
- Whether the proposal has any issues in respect of highway safety.

Relevant Planning History

No planning history

Consultations

Derbyshire Dales District Council – No comments received.

Hathersage Parish Council – The Planning Committee would like to comment that there are no internal drawings for this application so it is unclear if walls/windows are being removed, and that without the paper plans being available they wouldn't have been able to give this application the consideration it deserves. *[Note: Floorplans were available to view on the Authority's website alongside the elevational drawings and therefore it is unknown why the Parish Council could not view these at the time of their deliberations].*

The Planning Committee object to the proposed scheme in its current form. It would have an overbearing impact and would further restrict highway vision from the footpath at the side of the property on this very busy, and at this point, extremely narrow road. The residents of 3 properties would be affected by this. There is limited parking in this vicinity, the current double yellow lines mean that traffic stops directly opposite the proposed extension to allow oncoming vehicles to pass through. If the proposed extension follows the current property line, it will abut into this narrow road, causing an even smaller pinch point. The issues using the front door of the property will have in reality moved further up the road. The level area on which the proposed extension is to be built is currently used to store refuse bins, the plans do not give any indication where this storage could be moved to.

This property has been subject to unsympathetic restoration previously, specifically the UPVC windows, inappropriate stonework, and poor pointing, which the Planning Committee hopes could be remedied as part of any work carried out on the property.

Highways – No objection subject to no loss of parking.

Representations

In total, two representations have been received that made the following comments:

- The extension will block out light from a neighbour's small kitchen window which is already dark and could feel too close and claustrophobic.
- The applicant's garden is already full with a large trampoline and the neighbours will now have to look out onto the applicant's bins.
- Building on top of the current concrete topped structure built by the previous owners will narrow the pathway and create an overbearing structure.
- The creation of the main entrance door off the narrow path is unacceptable and will impede access to residents and visitors to the property.
- The extension will impair the line of vision for people leaving the path to cross The Dale.

It will be impossible to see vehicles until they are immediately in front of the path. The proposal will merely move the current problem associated with the front door to the top of the shared path.

- The extension will destroy the heritage shop front and interrupts the rhythm and flow of the existing buildings on The Dale.
- Without detailed plans it is impossible to make any definitive comments on the design; the pitch of the roof appears to be too shallow; and it is unclear where waste rainwater would go.

Concerns are also raised in respect of a loss of a view and the future inability to move large items of furniture along the access are not material planning considerations.

One representation raised a number of concerns regarding the impact the proposed development would have on the footpath/access to the side of the property however none of these are valid issues as the drawings indicate that the proposed works would not affect the access; would not result in it narrowing; and would not require the building of a doorstep or the re-grading of the access. Comments in respect of the provision of a front door without the need for the proposed extension are not valid as that is not what is being applied for. None of these comments are therefore relevant to the consideration of this planning proposal.

The applicant chose to respond to the two representations received from neighbouring properties as well as the Parish Council in order to explain their proposal and to answer some of the questions/points raised. It is not considered necessary for this to be reiterated, however the points raised have been taken into consideration and a copy is available to view on the Authority's website.

The initial consultation period expired on 4 April 2016, however a further period of consultation has been undertaken following receipt of revised drawings. The new consultation period expires on 9 May 2016. Any further comments received will therefore be reported at the Planning Committee Meeting.

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 guidance in the NPPF with regard to the issues that are raised.

Development Plan policies

Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, GSP4, DS1, CC1, L3.

Relevant Local Plan (LP) policies: LC4, LC5, LH4, LT18.

Core Strategy policy DS1 allows extensions to existing buildings in principle.

Core Strategy policy GSP3 and Local Plan policies LC4 and LH4 allow extensions and alterations to existing dwellings provided that these are of a high standard of design in accordance with adopted design guidance which conserve the character, appearance and amenity of the existing building, its setting and that of neighbouring properties.

The Authority has also published further detailed design guidance in the form of a Supplementary Planning Document – Alterations and Extensions. In addition to design guidance the document also sets out advice on neighbourliness considerations such as amenity, privacy and daylight.

Core Strategy policy L3 seeks to conserve and enhance archaeological, architectural, artistic and historic assets and their settings. Local Plan policy LC5 states that development within Conservation Areas should assess and clearly demonstrate how the existing appearance of the Conservation Area will be preserved and, where possible, enhanced.

Local Plan policy LT18 requires developments to have safe access arrangements.

Adopted design guidance within the Design Guide, the recently adopted Climate Change and Sustainable Building Supplementary Planning Document (SPD) offer further guidance on the application of these policies. These policies and guidance are supported by a wider range of policies in the Development Plan.

Assessment

Design/Character

It is proposed to erect a single storey extension to the eastern side of the existing building. The proposed extension would be constructed on top of an existing level area of concrete hardstanding that was constructed under permitted development rights by the previous owner and would result in the removal of the ground floor wall/windows. The proposed extension would comprise a part stone and slate built extension located closest to The Dale and a part timber framed/conservatory extension located to the rear (closest to No. 1 Brookside Cottages). The stone built extension would comprise an alternative front door to the existing building that would be open to the room beyond, whilst the conservatory section would house a spiral staircase that would provide access to the property's lower ground floor as well as acting as a light-well.

Revised plans were received during the course of the application due to concerns raised regarding the northern wall being flush with the front elevation of the building, and due to the scale and height of the proposed extension relative to the neighbouring property's lower ground floor kitchen window. The proposed extension has now been stepped-back from the front elevation of the existing building; the height of the proposed conservatory has been reduced; the roof of the proposed extension has been altered from a lean-to to a pitched roof; and the conservatory has been stepped further away from No. 1 Brookside Cottages.

The proposed extension would be subservient to the existing building due to its scale, massing, height and its step-back from the front elevation. The front section of the extension would match the existing building in terms of materials and would have an acceptable impact on the character of the Conservation Area. The proposed timber-framed conservatory would be located to the rear of the stone built part of the extension and therefore it would not be highly visible from the street scene or the Conservation Area. It would have a contemporary design using traditional materials that would complement the design of the existing dwelling and would not adversely affect the character or appearance of the Conservation Area.

The Parish Council has commented regarding the unsympathetic changes that have previously been made to the property (namely uPVC windows, inappropriate stonework and poor pointing). The inappropriate stonework and two of the uPVC windows would be removed with the construction of the proposed extension, however the other matters cannot be remedied as part of this application. Nonetheless, the applicant has indicated his willingness to replace the remainder of the uPVC windows with timber later in the year.

Subject to conditions in respect of materials and the roof light being set flush with the roof slope and 'conservation' style, it is not considered that the revised scheme would have a detrimental effect on the character or appearance of the existing building, the surrounding area, or the Conservation Area. The proposed development would therefore comply with policies LC5 and LH4 of the Local Plan, policies GSP3 and L3 of the Core Strategy and the relevant Supplementary Guidance.

Amenity

The proposed development would be located on the eastern side of the building. No. 1 Brookside Cottages is attached to the southern side of the existing building and, due to the sloping nature of the land, has a kitchen window located adjacent to the application site but at a lower ground level. The neighbour has raised concern that the proposed extension would result in a loss of light to this window and that the proposed extension would be too close and too claustrophobic.

Revised plans have been received that have reduced the scale of the proposed extension so that the roof of the proposed conservatory is lower than originally submitted and the roof of the proposed extension has been changed from a lean-to design to a pitched roof. The overall bulk of the proposed extension relative to the neighbour's window has therefore been reduced. The proposed extension has also been stepped further away from the neighbour's kitchen window, leaving a gap of 1.9 metres. As amended it would now lie outside of a 45-degree angle taken from the window which is the 'rule' set out in the Authority's SPD on Alterations and Extensions which is used to assess amenity impact in these circumstances. The extension would be sited due north of the neighbour's kitchen window and therefore it would not result in a loss of sunlight to this window. Due to the changes that have been made to the proposed scale and design of the extension, together with the lightweight materials that will still allow light to travel through the proposed conservatory and reach the neighbour's window, it is considered that it would not have a detrimental effect on neighbouring amenity.

Due to the siting and scale of the proposed extension, it is not considered that any other neighbouring properties would be affected by the proposed development.

For the reasons outlined above, it is considered that the revised drawings have overcome the Officer's initial concerns and the proposed extension would now have an acceptable impact on neighbouring amenity. The proposed extension would therefore comply with policy LH4 of the Local Plan and policy GSP3 of the Core Strategy.

Highways

The Highway Authority has assessed the application and raised no objection subject to no loss of parking. The property has no off-street parking and therefore there would be no loss of parking arising from the proposed development. The proposed extension would be sited on a paved garden area to the side of the property and it would not affect the existing narrow footpath/access to the eastern side.

Concern has been raised by neighbours and the Parish Council that the proposed extension would result in the footpath/access to the east of the property becoming dangerous when people try to cross the road due to the extension impeding pedestrian visibility. Revised drawings have been submitted that now step the proposed extension back from the front wall of the existing property thereby improving pedestrian visibility. Notwithstanding this, it should be noted that the Highway Authority raised no objection to the proposed development when the extension was originally flush with the front elevation.

Neighbours and the Parish Council have also raised concern that the area to be built upon currently houses the property's bins and they did not know where they would be stored if the extension was built. The property has a small garden to the south of No. 1 Brookside Cottages (as shown on the Site Location Plan) and the applicant has confirmed that their bins would be stored in this area, within a small covered enclosure in order to obscure them from the neighbour's property.

For the reasons outlined above it is considered that the revised plans/additional information has overcome or addressed those issues raised by neighbours and the Parish Council. There would therefore be no highway safety issues arising from the proposed development and it would comply with Local Plan policy LT18.

Environmental Management

No environmental management measures have been proposed, although the building would be required to meet current Building Regulations. Due to the type and scale of the development proposed, it is considered that the scheme accords with policy CC1 of the Core Strategy.

Conclusion

It is therefore concluded that the proposed extension, as amended, is not considered to have a detrimental effect on the character or appearance of the existing building, the street scene or the Conservation Area. It would be subservient to the existing dwelling with a design and use of materials that would complement the existing property. It would not have an adverse impact upon neighbours.

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