
12. FULL: SINGLE STOREY LEAN-TO EXTENSION TO THE REAR ELEVATION, THE COACH HOUSE, MAIN STREET, GREAT LONGSTONE (NP/DDD/0916/0917 P.6191 419802/371936 15/09/2016 DH)

APPLICANT: MR AND MRS TAFT

Site and Surroundings

The property is a detached dwelling on the north-west side of the village of Great Longstone; it stands on the north side of Main Street to the west of the junction with Moor Road, and lies within the Great Longstone Conservation Area.

The dwelling is a conversion of the one of the former stable blocks of Longstone Hall, which was listed Grade II* in September 1951; it stands approximately 40m to the west of the Hall. Both the upper and lower stable blocks were listed Grade II in their own right in July 1967; they stand behind the high walls of the Hall grounds and have both been converted into dwellings. The nearest neighbouring properties to The Coach House are Longstone Hall, The Stable House, the Tithe Barn 23m to the north, and The Farm, which is also listed Grade II and stands on the opposite side of Main Street.

The dwelling is two storey, constructed of rubble limestone with sandstone quoins and dressings, under a cement tile roof; the ground level at the rear is higher than at the front of the dwelling. The principal elevation faces south and has a central doorway with sandstone lintel and quoins, to the left there is a two light window with chamfered mullion, and another above, to the right a cart door entrance with a rounded head, a further two light window is above the cart door. The rear elevation is largely solid with two plain glazed windows, one at ground floor level and one at first floor level, and there is one plain glazed window at first floor level in each gable. A single storey store is attached to the east gable. This has a lean-to form with a solid wall at the rear. Part of it has been brought into use as a dining room for the dwelling, with a glazed frontage, and part is in use as a garden store/workshop.

Proposal

The erection of a single-storey lean-to extension to the rear of the property. This extension would be constructed from limestone walls under a blue slate roof and would create a downstairs toilet to the property. The extension would measure 1.5 metres by 2.5 metres externally (1.2 x 1.75m internally).

RECOMMENDATION:

That the application be REFUSED for the following reason.

- 1. The proposed development would harm the significance of the Coach House (Grade II listed), and the setting of Longstone Hall (Grade II* listed). In the absence of any public benefits which could outweigh the harm that has been identified it is therefore considered that approval of the proposals would be contrary to Core Strategy policy GSP3 and L3, Local Plan policies LC4, LC5, LC6 and LH4 and the National Planning Policy Framework.**

Key Issues

- Whether the proposed development would detract from the character, appearance or amenity of The Coach House, its setting or neighbouring properties.

History

NP/WED/0381/117 - Conversion of store to dwelling - Granted subject to conditions 1981

NP/WED/0486/125 – Renewal of above conversion of store to dwelling - Granted subject to conditions 1986

NP/WED/0491/194 & 195 - Planning permission and Listed Building Consent for conversion of store to dwelling - Granted subject to conditions 1991

NP/DDD/0602/310 - Erection of potting shed (retrospective) – Granted subject to conditions 2002

NP/DDD/1103/0809 & 0810 - Planning permission and Listed Building Consent for extension of shed to form greenhouse - Granted subject to conditions 2004

NP/DDD/0609/0523 - Listed Building Consent for erection of satellite dish - Granted subject to conditions 2009

NP/DDD/0416/0304 & 0305 – Planning permission and Listed Building Consent for proposed shower room extension to dwelling – Withdrawn 31 May 2016

NP/DDD/0716/0631 - Retrospective application for conversion of store to dining room and creation of kitchen store cupboard - Granted unconditionally 1 September 2016

Consultations

Highway Authority – No objection.

District Council – No response to date.

Parish Council – No objection.

PDNPA Cultural Heritage: Recommend refusal for reasons set out below.

Representations

One letter of support has been received which considers the development will not have an adverse effect on the neighbouring property to the north.

Main Policies

In principle, DS1 of the Core Strategy is supportive of extensions to existing buildings. However, as the application site is a Grade II listed building, and stands within the Great Longstone Conservation Area, policy L3 of the Core Strategy and Local Plan policies LC5 and LC6 are relevant. These policies seek to ensure the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced, including its setting and important views into or out of the area; LC6 relates to listed buildings and how these will be preserved and where possible enhanced, applications should demonstrate why the proposed works are desirable or necessary. Works which adversely affect the character, scale, proportion, design, detailing of, or materials used, or which would result in loss or irreversible change to original features will not be permitted.

Local Plan policy LH4 provides specific criteria for assessing extensions to dwellings. 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 adopted three supplementary planning documents (SPD) that offer 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.

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) 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; and to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Assessment

The proposed ground floor extension would provide a downstairs toilet for the property. It is a simple lean-to form of a modest size which is clearly subservient to the dwelling. The outer walls would be constructed of natural limestone with a Hardrow tile roof, to match the host building's roof. The new extension would have just one small opening, measuring 600mm by 200mm, in the west elevation, this window is shown on the plans to have full sandstone surrounds to match the detailing of the host building.

As the Coach House is a Grade II listed building, the impact of the proposed extension on the character and significance of the listed building and its setting, and its relationship to the Grade II* Longstone Hall and impact on the setting of the Hall, and other listed buildings in the vicinity need to be taken into account.

The early C19th Coach House is individually Grade II listed. It is situated within the curtilage of the Grade II* listed Longstone Hall and is an important element in the historic setting of the Hall, as part of the significant complex of its former ancillary outbuildings. The rear wall of the Coach House and the adjacent boundary wall (curtilage listed) form a continuous building line leading towards the Hall.

The historic form of the Coach House is as a small, simple, plain, robust, rectangular ancillary outbuilding. Although there is now an internal connection between this building and the attached former garage, externally this has had little physical impact on the original massing, scale and appearance of the Coach House: the converted single-storey structure retains its original subservient form adjacent to the Coach House gable wall, with its timber and glass front elevation set back slightly from the front elevation to the latter, enabling the main building still to

be read in its original form. The overall external footprint of the Coach House with attached garage/store has not been altered, despite the conversion taking in part of the former garage, which was not as originally approved, but which has been regularised by means of a retrospective application (NP/DDD/0716/0631). It is therefore considered that any additional extension of the Coach House beyond the existing footprint, to further expand the already-enlarged living accommodation, would result in an unacceptable level of harm to the building's historic significance. The proposed extension will not reflect or respect the character or appearance of the Coach House and will alter its historic form and massing, breaking the continuous building line formed by the rear elevation of the building and adjacent wall, and altering the rear elevation which has a plain, simple character and appearance.

It is acknowledged the extension would be sited at the rear and would only protrude from the existing building by 1.5m, and would have a mono-pitch roof with a low eaves height, but even an extension of this scale and form is considered to have an unacceptable impact on the designated heritage assets. It is also acknowledged that the applicants have a personal need for a downstairs toilet, which the size and layout of the existing building make it difficult to accommodate. Whilst officers are sympathetic to this need, the proposed extension is considered to be unacceptable for the reasons set out above. Given the relatively small size of the proposed extension and the fact that the accommodation has been extended into the adjacent single storey building, officers have suggested that space could be found within the existing building rather than breaking the strong line of the rear wall of the listed building.

It is concluded that the proposed extension does not meet the requirements of policies L3 and LC6 because it would adversely affect the historic interest and integrity of the listed building, altering its historic character and appearance, and enlarging the size of this historically small outbuilding to an unacceptable extent.

By virtue of the siting of the proposed development at the rear of the building, and its modest size and scale the extension would not have any impact on the special qualities of the nearby Conservation Area, from which it could not be seen. Similarly, the siting of the extension within the curtilage of the property, the only opening facing west, and the size and scale of the extension, the extension would not have any detrimental impact on the amenities of neighbouring properties. Therefore, it is considered that the proposal complies with the requirements of GSP3, LC4 in terms of its likely impact on the amenities and enjoyment of the neighbouring properties.

Conclusion

It is therefore concluded that whilst the application meets the requirements of policies in the Development Plan and national planning policies in the Framework in terms of the extension itself, it is considered that the extension will cause harm to the character, appearance and significance of the original building, its setting, and the setting of neighbouring listed buildings. Accordingly, the application is recommended for refusal.

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