

14. FULL APPLICATION - PROPOSED GENERAL PURPOSE STORAGE AND LIVESTOCK HOUSING BUILDING TO REPLACE EXISTING BUILDINGS AT ADES CROFT, LOWER SMITHY LANE, TADDINGTON (NP/DDD/0916/0936 P.9029 19/09/2016/TS)

APPLICANT: MRS CHARLOTTE BRADY

Site and Surroundings

The application site comprises of a detached bungalow and associated small holding with an area of approximately 0.25 hectares. The site lies to the north of the main body of Taddington village and is accessed from Lower Smithy Lane. Neighbouring residential properties lie to the south of the site and there is a mix of open fields, residential curtilage and farm buildings to the north, east and west. The site lies within Taddington Conservation Area.

Proposal

Planning permission is being sought to erect a general purpose storage and livestock housing building to replace existing buildings.

The proposed building would be sited approximately 20.5 metres away from the rear elevation of the host dwelling Ades Croft. The building would be 13.716 metres wide and 7.010 metres deep. It would be constructed with a concrete panel plinth with vertical Yorkshire boarding above. The eaves height would be 2.438 metres and ridge height 3.254 metres. The building would have two open fronted bays and one enclosed area. The proposed building would have a footprint of 96 square metres.

The building would occupy a similar position within the site to an existing wooden framed and corrugated sheeting building that is in a poor condition. There is also a dilapidated wooden garage to the east of the site. Both of these existing buildings would be demolished. This would result in a net reduction from the existing floor space of around 60 square metres.

The submitted information states that the proposed building would be used for car, equipment, fodder and hay storage and also for livestock accommodation, for example during lambing or for a pony. This would represent a continuation of how the existing buildings are used.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. The development hereby permitted shall be begun within three years of the date of the permission.**
- 2. The development shall not be carried out other than in accordance with the submitted plans, drawing number 1148-001 (Elevation Details), received by the National Park Authority on 16th September 2016.**
- 3. The use of the building hereby approved shall remain ancillary to the host dwelling at Ades Croft.**
- 4. The building hereby approved shall not be brought into use until all buildings identified for demolition on submitted site plan reference 1148-002 have been completely removed.**

Key Issues

1. Whether the proposed outbuilding by virtue of its size and design detailing, detracts from the character and appearance of the existing dwelling and its setting

2. Whether the proposed development detracts from the open and undeveloped character and appearance of the immediate and surrounding landscape.

3. Whether the proposed development would preserve or enhance the character of the Taddington Conservation Area.

History

2012 Full planning permission granted conditionally for a first floor extension to the existing bungalow (NPP/DDD/0312/0277)

2015 Full planning permission granted conditionally for a single storey rear extension (NPP/DDD/0915/0826)

Consultations

Highway Authority – No objection subject to use remaining ancillary to Ades Croft

District Council – No comments received

Parish Council – No objection. Note that the building will have a smaller footprint than the existing buildings that would be removed.

Representations

Four letters of support have been received which state that the existing buildings are a blot on the landscape and the replacement of them with the proposed new building would result in a visual improvement/enhancement.

One letter of comment has been received which questions the extent of agricultural use.

Main Policies

Relevant Core Strategy policies:

Policies GSP1, GSP2 and GSP3, require that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.

DS1 supports appropriate forms of development in named settlements, which includes Taddington.

L1 establishes that development should conserve and enhance landscape character and other valued characteristics.

Relevant Local Plan policies:

Saved Local Plan policies LC4 & LH4 state, that development will not normally be permitted where it would not respect, would adversely affect, or would lead to undesirable changes in the landscape or any other valued characteristic of the area. Further stating, that an appropriate scale, siting, landscaping, use of materials and a high standard of design will all be required if consent is to be granted. Policy LC4 goes on to establish that particular attention will be paid to the amenity, privacy and security of the development and of nearby properties.

Policy LC5 requires development in Conservation Areas to preserve or, where possible, enhance, the character and appearance of the Conservation Area.

Policy LC13 states that new agricultural buildings will be permitted provided that they meet relevant criteria relating to their position, design, scale, impact on valued characteristics and impact on landscape.

National Planning Policy Framework

Paragraphs 56 - 66 require good design whilst paragraphs 109 -116 promote the protection of sensitive landscapes. It is considered that in this case, there is no significant conflict between the above policies in the Development Plan and more recent Government guidance in the Framework with regard to the issues that are raised.

Assessment

Principle

The site is within the settlement boundary for Taddington. Whilst relevant local policies allow for the construction of appropriate new buildings for agricultural use, it is apparent that the new building proposed in this instance would be for a combination of general domestic use (e.g. car storage) and use associated with the smallholding that is more akin to agricultural use (e.g. feed storage, livestock accommodation). The size of the smallholding, at approximately 0.25 hectares, is not of a scale that would ordinarily be likely to justify an agricultural building of the size proposed. Likewise, a building of this size may not ordinarily be considered to be of an appropriate size for a domestic outbuilding.

However, it is important to note in this instance that the proposed building would replace two separate existing buildings and this would result in a net reduction in floor space of approximately 60 square metres. Furthermore, it is apparent that the existing buildings are also in a combination of domestic and agricultural use.

As discussed further below, there would be a clear enhancement benefit arising from the replacement of the existing, poor condition buildings with a single, smaller building. As such the proposal is considered to be acceptable in this instance and in accordance with policies GSP1, GSP2, GSP3, DS1 and L1.

Design and Materials

The proposed building would be constructed with a concrete wall to a height of 1 metre with vertical Yorkshire timber boarding above. The roof of the building would be cement sheets finished in slate blue and would include six roof lights. The building would comprise of three bays, two of which would be open fronted with the other one enclosed. It is considered that the design and materials of the proposed building are appropriate for this location. The proposal is considered to accord with policies LC4, LC13 and LH4 in this respect.

Conservation Area

The existing buildings are in a poor condition and do not make a positive contribution to the character of the Conservation Area. It is considered that the removal of the existing buildings and their replacement with a single building with a more compact footprint would result in a minor enhancement to the Conservation Area. It is considered that the proposal accords with policy LC5 and the guidance contained within the National Planning Policy Framework in this respect.

Impact on Landscape

It is considered that the overall reduction in built form at the site would be beneficial in terms of the impact on landscape. The site lies to the north of the main part of Taddington village and is set within a band of predominantly undeveloped fields that lie in between the village and the A6 to the north. There is also a public footpath approximately 80 metres to the west of the site. As

such, the existing buildings have a prominence in the landscape and it is considered that their removal and replacement with a new building with a smaller footprint would have a reduced impact on landscape character than the existing situation and would therefore represent betterment in this respect.

It is considered that the proposed development would not have a major visual impact on its landscape setting and would offer some enhancements over the existing situation. It is therefore considered that the proposed development would accord with the landscape conservation objectives set out for the National Park in paragraph 115 of the Framework and policies in the Authority's Development Plan including core policies GSP1, GSP2 and L1 of the Core Strategy.

Amenity and Neighbourliness

The proposed building would be sited approximately 40 metres from the nearest third party dwellings, which lie to the south of the site. It is considered that the scale and position of the proposed building would not result in any significant harm to the residential amenity of occupiers of any nearby properties. Given that the use of the proposed building would represent a continuation of the use of the existing buildings, there is no reason to conclude that there would be any unacceptable increase in noise or other associated disturbance. The proposal is considered to accord with policy LC4 in this respect.

Conclusion

It is therefore concluded that the application complies with national planning policies and the relevant policies in the Development Plan and that there are no other relevant considerations that indicate that the application should not be approved subject to appropriate planning conditions. In reaching these conclusions, significant weight has been attached to the desirability of replacing the existing building. The application is therefore 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