
10. FULL APPLICATION: SINGLE STOREY EXTENSION, POTTING SHED, GARDEN WALLS AND ASSOCIATED LANDSCAPING WORKS, UPPER HURST, GATEHOUSE LANE, HATHERSAGE (NP/DDD/0117/0052 P.5142 422276/ 383530 28/04/2017 DH)

APPLICANT: MR JONATHAN BOND

Site and Surroundings

The property lies on the hillside approximately 1.5km north of the western end of the village of Hathersage. It is accessed by a 400m long shared track off the north side of Gatehouse Lane which leads up to Stanage Edge. Public Rights Of Way run to the north, south and east of the site.

The dwelling is a detached Grade II listed two storey house whose principal elevation faces south. The dwelling is constructed of gritstone, under a stone slate roof. It dates from C17 with later C20 additions. The farmhouse was extensively renovated in the early 1970's, a small extension off the north elevation was added, which was enlarged in the early 1990's.

Further refurbishment works were undertaken in 2011 which included the complete refurbishment of the existing farmhouse, redevelopment of the curtilage barn, erection of outbuildings to form garages with a home office above and contemporary link structures.

The range of buildings form a U-shape plan form following the creation of the contemporary glazed link between the stone buildings. The gardens are within the courtyard which has been created and to the east side of the house. Mature planting means that the site, although visible, is not overly prominent in the wider landscape.

The nearest neighbouring properties are Upper Hurst Farmhouse, which is also listed Grade II, approximately 25m to the north-west, and Gatehouse Farm 205m to the south-south-east.

Proposal

Single storey extension, potting shed, garden walls and associated landscaping works.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Completion in accordance with submitted plans and specifications**

Key Issues

- Whether the proposed development would detract from the character, appearance or amenity of the property, its setting or neighbouring properties.
- Whether the proposed development would harm the significance of a Grade II listed building or detract from the valued characteristics and the scenic beauty of the wider landscape.

History

NP/WED/0290/076 – Alterations to listed building - Granted subject to conditions 1990

NP/DDD/0896/342 - Alterations to listed building - repair and alteration to covered area - Granted subject to conditions 1996

NP/DDD/0910/0897 & 0910 - Planning permission and Listed Building Consent for extensions, alterations and improvements to dwelling and curtilage barn - Granted subject to conditions 2011

NP/DDD/0411/0362 & 0363 – Planning permission and Listed Building Consent for - Alterations and improvements to two-storey barn including part raising of roof, rebuilding of existing single storey link to form additional residential accommodation and occasional use of part for bed and breakfast accommodation. Erection of one and half storey outbuilding to form garaging in ground floor with home office above and occasional use thereof for residential courses in arts and crafts in association with the bed and breakfast accommodation. Partial alterations to alignment of existing vehicular access track – Granted subject to conditions 2012

Pre-application advice request 26417 regarding removal of Leylandi Hedges and replacement with stone walls, also a small extension to the side of the property.

NP/DDD/0117/0060 - Accompanying Listed Building Consent for this application.

Consultations

Highway Authority – No objection.

District Council – No response to date.

Parish Council – Object to the glazed extension which will impact on the listed building that has already been extensively extended. The new wall which is attached to the dwelling wall would distract from the listed building. No objection to main garden wall, potting shed and living wall provided the materials are as specified, including the sedum roof.

PDNPA Cultural Heritage: Recommend approval.

Representations

Two letters of representation have been received which both support the proposals. They both state that previous works at Upper Hurst have been delivered to the highest quality using appropriate materials and sensitively considered details. The premises have been developed to a high standard in terms of design and quality, in a way that is completely sympathetic with the setting. They believe the proposed works will be of the same high standard of craftsmanship, use of appropriate materials and attention to detail.

The representations go on to say that the proposals are considered to be entirely appropriate, well considered and will further enhance the group of buildings at Upper Hurst. The buildings and landscaping blend very well with the surrounding area. The proposed walls will help give a greater structure to the developing garden, whilst providing an element of well-considered and discreet screening.

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 policy L3 of the Core Strategy and Local Plan policy LC6 are relevant. 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.

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.

Legislation

The National Park Authority has a statutory purpose under the Environment Act 1995 to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.

The Planning Act 1990: 66(1) states that "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority Shall have special regard to the desirability of preserving the building or its setting."

Assessment

Pre-application advice was requested on the proposals under enquiry reference 26417. The applications take heed of advice given at a site meeting and further meetings prior to submission of this and the accompanying Listed Building consent application.

Works in the garden

The removal of the Leylandi hedge within the garden of the property does not constitute development which would require any permission or consent. The erection of stone walls and a potting shed within the curtilage of the dwelling do not impact on any historic fabric and do not require Listed Building Consent, however, as they are within the curtilage of a listed building they do need planning permission as they cannot be considered to be permitted development under Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015

The new walls (which incorporate a section of 'living' wall) are to screen the proposed potting shed. The proposed shed has a simple form and modest size, it is on the same footprint as the existing. The new shed is a stone and oak framed structure with a 'green' roof which is considered to be an enhancement on the existing.

The new potting shed is a type of ancillary building which is often seen within the curtilage of houses and would often be permitted development had the main building not been listed.

Extension to house

As the property is a Grade II listed building, the impact of the proposed extension on the character and significance of the listed building and its setting, must be taken into account, and this is discussed in more detail in the accompanying application for Listed Building consent.

The proposed single storey extension is off the west gable of the property, which is a modern part of the house; it is well set back from the frontage and screened from the front by one of the proposed new garden walls. The extension is a modest scale with a simple rectangular footprint with a flat roof. Due to the small size and degree of articulation it is clearly subservient to the dwelling, in line with policy and guidance for extensions.

In terms of the detailed design of the new extension, it is a contemporary, lightweight, glazed structure with 'green' roof. This does not attempt to match the materials of the main house but complements it. The extension sits within the complex of historic and more recent structures and is sympathetic to the setting.

It is concluded that the proposed extension complies with the requirements of policies and guidance regarding extensions to existing buildings. The proposal also complies with L3 and LC6 because it will not adversely affect the historic interest and integrity of the listed building. The contemporary design will mean it is clearly differentiated from the main house and so will not alter its historic character and appearance to an unacceptable extent.

Amenity

By virtue of the siting of the proposed extension within the curtilage of the property, 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 the application meets the requirements of policies in the Development Plan and national planning policies in the Framework. The proposals would not cause harm to the character, appearance and significance of the original building, its setting, or the wider landscape setting. Accordingly, the application is recommended for 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