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**13. FULL APPLICATION - ALTERATIONS AND EXTENSIONS TO DWELLING AND ERECTION OF DOUBLE GARAGE WITH STUDIO OVER AT ARBOUR HEAD COTTAGE, HYDE LANE HARTINGTON. (NP/DDD/1216/1260. P11518, 16/12/2016 412902 / 360481/SC)**

**APPLICANT: MR & MRS SMEDLEY**

**Site and Surroundings**

Arbour Head Cottage is a traditional two storey dwelling, constructed of rubble limestone under a Staffordshire blue tile roof. The property is sited at the junction of Hyde Lane and Church Street opposite St Giles Church, with its northern (rear) elevations flanking the highway. Connected to the west gable of the cottage is an array of outbuildings, of which the closest part has been partially converted to a bathroom serving the property. Vehicular and pedestrian access is from Hyde Lane opposite the churchyard. The nearest dwellings to the development site are the Old School House and Church View (both grade II listed) and situated on the opposite side of Church Street and Summer Cottage to the west of the property. To the south and across a private access is the village hall, with St Giles Church and church yard to the east on the opposite side of the road. The property itself is not listed; however, the cottage and associated gardens are located within the Conservation Area.

**Proposal**

The application seeks permission for alterations and extensions to the host dwelling and the erection of a detached garage and store. Permission was originally sought to erect a two storey extension and a single storey extension to the west gable elevation of the dwelling, in addition to a double garage with room over. Amended plans have been received which retain the two storey and single storey extensions, but replace the double garage and room over with a single garage and attached store

**RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions:**

- 1. 3 year time limit.**
- 2. Adopt amended plans.**
- 3. Maintain garage space for parking of vehicles**
- 4. Space to be provided for storage and plant during construction**
- 5. Visibility sightlines to be provided**
- 6. Means to prevent discharge of water onto the highway**
- 7. Stonework and roofing materials to match the existing dwelling**
- 8. All doors and windows to be timber construction, recess garage doors 150mm**
- 9. All pipework to be internal except rainwater goods**
- 10. Roof lights to be conservation type fitted flush with the roof slope**

**Key Issues**

The effect of the proposed development on the character and appearance of the host property, the conservation area, neighbour amenity and parking.

## **Consultations**

**Highway Authority** - The Highway Authority (HA) commented on the revised plans and suggested that the applicant revert back to the double garage as parking guidance recommends 2 spaces for a 3 bed property, but added that there would be insufficient highway safety grounds to formally object to the revised scheme should the Authority recommend approval, as safe parking is available on the surrounding highway network. Additionally the HA recommended that space is provided within the site for storage/plant during construction, visibility sightlines being provided across the entire frontage controlled by the applicant, garaging being kept available for private motor vehicles associated with the residential occupation of the dwelling and prior to any works commencing, details to be provided showing the means to prevent the discharge of water from the development onto the highway.

**District Council** - No response to date.

**Parish Council** - Objection. Over development. Development is in close proximity to the neighbouring property (Summer Cottage). Almost within the curtilage of a grade II listed church. Garages are not the norm in the village; they are an exception and not in keeping with the conservation area.

**Officer response to Parish Council Objections:** *The amended scheme has reduced the scale of the development, which is now considered acceptable in size and design in comparative to the existing and surrounding properties. The listed church is sited at a higher level and some distance on the other side of the highway; consequently, its setting is not considered to be unjustifiably affected by the development. The addition of a garage/store is acceptable in principle, subject to an appropriate size and external appearance and should be designed in sympathy with the property it serves, which it is considered to be the case here.*

### **Third party representation**

One letter of objection has been received from the neighbouring property (Summer Cottage), with the reasons summarised as follows: Please note these comments are based on the originally submitted scheme and not on the amended plans.

- Concerns over size of development.
- Loss of light to habitable room
- Overshadowing & overbearing of outbuilding
- Loss of privacy

## **Main Development Plan Policies**

Relevant Core Strategy policies: GSP1,GSP2, GSP3, DS1, L3

Relevant Local Plan policies: LC4, LC5, LH4, LT11, LT18

### **Core Strategy (CS)**

GSP1 and GSP2 seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.

GSP3 requires 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 provides the development strategy, including the need to secure effective conservation and enhancement in all settlements.

L3 is particularly relevant, as it deals with cultural heritage assets. It explains that development must conserve and where appropriate enhance or reveal the significance of historic assets and their setting.

#### Local Plan (LP)

LH4 states that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.

LC4 considers design, layout and landscaping and points out that particular attention will be paid to scale, form, mass and orientation in relation to existing buildings.

LC5 states that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.

LT11 & LT18 require adequate means of access and parking facilities in new development.

Supplementary Planning Guidance is provided in the 1987, 2007 & 2014 Design Guides.

#### **National Planning Policy framework (NPPF)**

Paragraphs 56 - 66 require good design whilst paragraphs 109 - 116 promote the protection of sensitive landscapes. It is considered that there is no significant conflict between the above policies in the Development Plan and government guidance in the NPPF.

#### **Officer Assessment**

##### Principle

Generally, there are no objections in principle to extending a dwelling, subject to satisfactory scale, design and external appearance. Core Strategy Policy DS1 allows for the principle of extensions to existing buildings in named settlements. Saved Local Plan Policies LH4 & LC4 provide the detailed policy guidance for extensions to dwellings, with reference to appropriate design options for garage buildings supported within the Authority's detailed Design Guide. In this case, the principle of the house extensions and the garage/store are considered acceptable, as they are subordinate in scale and massing, whilst reflecting the design and materials of the host building and the wider vernacular tradition.

##### Layout and Design

GSP3 requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accordance with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park. LC4 considers design, layout and landscaping and points out that particular attention will be paid to scale, form, mass and orientation in relation to existing buildings. Design principles are set out in the Authority's Supplementary Planning Documents on Design.

The proposed extensions would be constructed in natural materials to match the existing dwelling and would appear subordinate in terms of size and massing in respect of the original cottage. The two storey element would provide an extended kitchen/dining area at ground floor level, whilst providing a further bedroom at first floor. A lean-to extension attached to the two storey part would provide utility space. The doors and windows would be of timber construction and match the existing, with gritstone headers and sills where required.

The garage and store building would be constructed of natural limestone under a blue clay tiled roof to match the existing dwelling and measure 6.3m across the front elevation x 6m in gable width, with an overall height to the ridge of 4.5m. The garage and store doors would be constructed of vertically ribbed timber with headers above. The building would be set back approximately 7m from the gated access to the site and approximately 2m away from the side elevation of the neighbouring dwelling Summer Cottage. The rear elevation facing this neighbouring property would remain blank. A turning and manoeuvring area would be provided within the site for vehicles to enter and leave in a forward gear.

Consequently, it is considered the amendments constitute a sympathetic scheme that is subordinate, uses matching materials and reflects the vernacular style of the existing traditional properties in the locality, in accord with GSP3 and LC4 in particular.

#### Impact on the Conservation Area.

Policy L3 is relevant as it deals with Cultural Heritage Assets. It explains that development must conserve and where appropriate enhance or reveal the significance of historic assets and their setting. LC5 states that applications for development in a Conservation Area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and where possible enhanced.

By virtue of their arrangement, design, use of natural materials and the subordinate character, it is considered the overall effect of the proposed development would respect the character and appearance of the cottage, whilst conserving the valued characteristics and appearance of the Conservation Area within which the development is sited. Consequently, it is considered the development complies with L3 and LC5.

#### Impact on Neighbourliness

GSP3 states that all development must respect the living conditions of communities whilst LC4 and LH4 state that particular attention will be paid to the amenity, privacy and security of the development and of nearby properties.

With regard to these policies and adopted design guidance, the Authority considers that outlook, amenity, privacy and daylight are key considerations when altering or extending a property, and that all aspects need to be reasonably protected in existing properties. This is to ensure that habitable rooms achieve a satisfactory level of outlook and natural daylight, there is adequate privacy and outdoor private amenity space and that no overbearing or harmful overshadowing of neighbouring property results.

The nearest dwelling potentially affected by the development would be Summer Cottage, to the west of the site. In this case, due to the distance, orientation/angle of the windows between the proposed house extensions and the neighbouring dwelling (8 metres between first floor windows) any potential overlooking between them is not considered unduly intrusive. Consequently, it is considered that the outlook and amenity of the nearest neighbouring dwelling would not be compromised by the development; therefore the proposal is considered to accord with GSP3, LC4 and adopted design guidance.

#### Highway/Access

LT11 states that the design and number of parking spaces associated with residential development including any communal residential parking, must respect the valued characteristics of the area, particularly in Conservation Areas.

The Highway Authority has commented on the revised plans and suggested that the applicant revert back to a double garage as parking guidance recommends 2 spaces for a 3 bed property. However the Highway Authority goes on to state that there would be insufficient highway safety

grounds to formally object to the revised scheme should the Planning Authority recommend approval as safe parking is available on the surrounding highway network. Officers consider that to revert back to a double garage would impact greater in size and massing on the neighbouring property, be less subordinate in relation to the existing cottage and would prove more difficult for vehicles to manoeuvre within the site. In this case, there is an existing entrance on Hyde Lane, which is considered a safe and satisfactory means of access, with further potential parking and sufficient turning and manoeuvring space within the site. To further mitigate highway concerns, it is considered attaching a condition that would necessitate a 1m parallel visibility sightline across the entire frontage of the land owned by the applicant, to be kept clear of any obstructions in excess of 1m (0.6m in the case of vegetation). Subject to this, the parking and access is considered acceptable in accord with LT11 and LT18.

### **Other Issues**

In response to the Parish Council's comments, the amended scheme has reduced the scale of the development, which is now considered acceptable in size and design in comparative to the existing and surrounding properties. The listed church is sited at a higher level and some distance on the other side of the highway; consequently, its setting is not considered to be unacceptably affected by the development. The addition of a garage/store is acceptable in principle, subject to an appropriate size and external appearance and should be designed in sympathy with the property it serves, which it is considered to be the case here.

### **Environmental Management**

No specific energy measures have been submitted, however, the proposed use of traditional materials should minimise weathering and enhance the sustainability of the buildings throughout their life. Moreover, the extensions would require compliance with building regulations.

### **Conclusion**

In conclusion, the proposed extensions and outbuilding are considered of an appropriate scale, design and appearance in relation to the existing property, in keeping with the immediate surroundings and would have no adverse impact on the Conservation area or the setting of the nearby listed church. Moreover, there would be no detrimental impact on the outlook and amenity on any nearby residential property, and would provide adequate space for parking and manoeuvring of vehicles. Consequently, the amended scheme is considered to accord with Development Plan Policies and adopted Design Guidance and therefore recommended for approval, subject to appropriate 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