

13. FULL APPLICATION - EXTENSION TO DWELLING, GARAGE MODIFICATIONS, SOLAR PV, SEWERAGE TREATMENT AND EXTERNAL ALTERATIONS, 1 ROSE COTTAGE, NEW ROAD, HULME END, FAWFIELDHEAD (NP/SM/0317/0315 P.3908 410386/359332 LB)

APPLICANT: Mr and Mrs Bohme

Site and Surroundings

1 Rose Cottage is a semi detached dwelling located in a roadside position overlooking Station House Road, (B5054), within Hulme End. The river Manifold runs through the centre of Hulme End from which 1 Rose Cottage is located approximately 70 metres to the west, and is outside flood zone 2 and 3. Hulme End is not within the Conservation Area.

The property has a rendered finish under a gabled double pitched Staffordshire blue tiled roof, with timber windows throughout. A small single storey flat roof extension projects off the rear elevation into a large garden, which bounds the highway to the north, which includes a single garage and external parking area, with a lean to timber greenhouse off the southern elevation, and a detached greenhouse to the east.

The nearest neighbouring dwelling is the attached property, no. 2 Rose Cottage which also has a double pitched gabled roof and a small flat roofed extension off the rear of the dwelling. The Old Methodist Chapel, a listed building is located approximately 15 metres to the west, and East View, New Road, Hulme End is located on the opposite side of the B5054, approximately 15 metres to the south west.

Proposal

The application proposes a lean to side extension on the west elevation of the dwelling. It will measure 1.7 metres wide x 4 metres long and 3.4 metres to the ridge, constructed under a blue slate roof with a render finish.

Drawings indicate the existing roof of the rear extension will be replaced with green roof, which will be of the same height and dimensions as the existing.

A single storey grass roof log store is also proposed at the rear of the single storey extension which will be 1.7 metres high.

Solar thermal panels are proposed on the front roof slope of the dwelling.

The existing aluminium greenhouse, which projects off the southern elevation of the garage, is to be replaced with a cedar greenhouse that will measure 1.8 metres x 4.2 meters. The garage is to be used as a garden tool store and a workshop and a flue pipe is proposed in the eastern elevation to facilitate the provision of a log burner in the building.

A new cedar greenhouse is to be constructed on the original footings of a previous garage. The greenhouse will measure 6.1 metres long x 3.6 metres wide and will replace an existing greenhouse.

The application description also refers to “sewerage treatment”. This comprises of a tank within the garden of the host dwelling and is Permitted Development under Class E of the GPDO and therefore does not require consideration under this application.

RECOMMENDATION:

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

1. The development hereby permitted shall be begun within 3 years from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans titled 'Proposed Plans and Site Layout', drawing number 'A.03, Rev A.2', 'Garage and Greenhouse Layout', drawing number 'A.04, Rev 3', 'Proposed Elevations with Sections', drawing number 'A.05', Rev A.3', and 'Proposed Section Details', drawing number 'A.06, Rev A.3' received by the Authority on the 6th July 2017, subject to the following conditions;
3. All timber work to the greenhouse and garage shall be finished in a dark recessive stain and permanently so maintained unless agreed in the writing by the Authority.
4. The walls shall be rendered to a specification which shall be submitted to and approved in writing by the National Park Authority.
5. The roof of the extension shall be clad with Staffordshire blue tiles to match the existing.
6. All new windows and doors should be constructed from timber.
7. All new window frames shall be recessed from the external face of the wall the same depth as the existing frames.
8. The rainwater goods shall be black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.
9. The roof lights(s) shall be fitted flush with the roof slope.

Key Issues

- Whether the proposed lean to extension and associated development within the garden and on the dwelling would be of an appropriate scale, form and design which would conserve the character, appearance and amenity of the host property, (i.e the neighbouring dwelling No. 1 Rose Cottage), its setting and would not otherwise harm the amenities of the neighbouring properties and in particular the amenities of No. 2 Rose Cottage, Hulme End.

History

Planning Enquiry 28654: Enquiry to determine if planning permission is required for a wraparound rear extension, erection of a log shed and greenhouses and solar panels to the front roof slope and garage roof. Officers advised that some works, (solar panels) are permitted development and others would require planning permission. In particular officers advised that wrap around extensions are not traditional vernacular in the National Park and the proposed dimensions result in an overwide squat extension which is considered to detract from the character and appearance of the dwelling.

Consultations

Highway Authority – No response to date.

District Council – No response to date.

Fawfieldhead Parish Council – Support, no objections.

Representations

The Authority has received 5 letters of representation.

A representation letter from the immediate neighbouring property, No 2 Rose Cottage, raises concerns that an ecology report has not been submitted and states that the proposed pitched roof at the rear of the property (based on the original plans) would result in shadow and loss of light affecting their amenity. The amended roof would also cause security issues. Furthermore, concerns are expressed that the proposed solar panels on the front of the dwelling would harm the street scene and the garage would become residential due to the proposed alterations as detailed on the plans. The works would also result in additional noise affecting amenity issues in regard to highways safety.

An objection letter from Hulme End Shop states the proposed solar panels on the front of the dwelling would be out of character to the surrounding area. A further representation letter was received from Hulme End Shop reiterating the solar panels would *'destroy the feeling of the hamlet'*, and the works may be detrimental to the shop as *'builders vans and deliveries will impact on the customers trying to stop to use our facilities therefore having a detrimental impact on our livelihood'*.

A letter from Riverside, Hulme End, states concerns that the scale of development is out of proportion to the existing dwelling; the solar panels would be an inappropriate addition. Concerns the garage would not be for its intended use once the alterations have taken place and the impact of builders and materials can result in dangerous safety impact upon the highways, and the timescale the works will take; (these latter two points are not material planning considerations).

Officers also note concern has been raised from Manifold House, Hulme End, stating *'the panels will not blend in with the existing buildings in the village and will create an eyesore both for existing residents and for the many visitors who enjoy the village setting'*. Development at the rear of the dwelling is of a *'scale disproportionate to anything else in the village and will detract from its charm'*.

Main Policies

Core Strategy

GSP1, GSP2 and 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.

In principle, DS1 of the Core Strategy is supportive of extensions to existing buildings.

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 (SPDs) 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 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

Design

Single storey side extension

The amended plans show a lean-to side extension off the western gable of the dwelling. Initially, the submitted scheme proposed a wraparound extension incorporating a pitched roof and amendments to the rear extension. However, a 'wrap around' was not considered acceptable and, following discussions during the application process, the proposal has been amended significantly to the current single storey lean to side extension.

Plans indicate the extension is of a simple rectangular form with modest dimensions creating an extension that is subsidiary alongside the host dwelling. The pitched roof form mimics the existing roof and overall is considered acceptable in regard to its character and appearance as it will sit comfortably on the side of the dwelling and will not detract from the dwelling it will serve. Overall this element of the scheme is considered to be an acceptable addition. Therefore the proposals are in compliance with the general principles of LC4, LH4, GSP1 and GSP3.

Officers consider that the side extension would not provide any impact upon the nearest neighbouring property as the location of the extension would not overlook or overshadow any surrounding dwellings, including the nearest neighbouring dwelling at 2 Rose Cottage, and therefore does not raise any amenity issues thus meeting the requirements of LH4 and GSP3.

Amendments to existing rear extension

Amended plans indicate the footprint of the rear extension will remain as existing. The only alteration to this structure is the roof will be replaced with a low profile green roof consisting of moss and sedums. This alteration is considered to require planning permission as it would materially alter the appearance of the rear of the dwelling.

Officers raise no objection to replacing the roof, with a sedum green roof. The area of green roof is minimal in comparison to the dwelling and located at the rear as such it will not detract from the character and appearance of the dwelling. Therefore subject to conditions requesting details of the sedum roof to ensure it will be of a low profile to ensure there will be no amenity issues such as over shadowing onto the neighbouring property the replacement roof raises no objections.

It is noted that a representation letter raises the issues that the sedum roof would result in a higher risk to security as it would be easier to climb on in comparison to the existing roof structure. Officers have taken this into account but consider that as there is no height difference in comparison to the existing structure it does not outweigh the acceptability of the proposal. Again, therefore, replacing the roof is considered to comply with LCH and LH4.

Detached log store

Amended plans indicate a detached single storey timber log store located against the northern elevation of the rear extension. It is considered that planning permission is not required for the log store as the dimensions and location of the store comply with Class E of Part 1 of the General Permitted Development Order for buildings incidental to the enjoyment of a dwelling house. Therefore the log shed does not need to be considered as part of the proposal.

Solar thermal panels to the front roof slope of the dwelling and to the roof slopes of the garage

In regard to the proposed solar panels, as it has been noted that representation letters raise concern that the panels on the dwelling or the garage would detract from the character and appearance of the dwelling and the surrounding area. Officers consider that the proposed panels, on both the dwelling and garage, would not require planning permission as it is considered that this alteration would meet the requirements of Part 14, Renewable energy, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. Therefore the solar panels do not need to be considered as part of this application.

For information, the ground mounted solar panels within the garden which were initially proposed under this application have been removed from the scheme.

Replacement greenhouse on garage

The replacement greenhouse located on the southern elevation of the garage would not require planning permission as it would meet the requirements of Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015. The replacement greenhouse would be an enhancement in comparison to the existing. Therefore the structure does not need to be considered as part of this application.

Sunken greenhouse

Planning permission is required for the sunken greenhouse as the location does not comply with the permitted development requirements of Class E, (outbuildings). The design of the greenhouse is of a pitched roof form and of simple structural design that does not detract from the character and appearance of the dwelling and would appear subsidiary to the scale of the garden it will serve. It will be viewed alongside other structures within the curtilage and will

not appear out of context. However, officers consider it reasonable and necessary to attach a condition to ensure the structure of the greenhouse is finished in a dark recessive paint or stain. As such it is considered the proposal complies with LC4.

Use of the garage

Notes on the amended plans indicate the internal layout of the garage will be divided into a workshop and a store. It is considered that both proposals will be incidental to the enjoyment of the dwellinghouse and therefore a 'change of use' is not required. The proposed use will not go above and beyond the current existing operations for the garage and dwelling and therefore is not considered to raise any amenity issues.

The insertion of the flue pipe into the roof slope meets the requirements of permitted development due to its height, and as such does not require planning permission. However it has been advised that the flue pipe is finished in a black recessive colour.

Render

Notes on the plan indicate the dwelling may be re-rendered depending on the quality of the stonework underneath the existing render. The removal of render does not require planning permission however the replacement of render does. In this case, as the dwelling is already rendered and as the dwelling is not in a Conservation Area, replacing the render, subject to an appropriate colour and texture which can be controlled by condition, is considered to be acceptable. However it is noted that the exposure of stonework could be an enhancement to the dwelling.

Neighbourliness

Local Plan LC4 states where proposals are acceptable, particular attention must be paid to the amenity, privacy and security of the development and of nearby properties.

In this case, as overall it is only the side extension, sunken greenhouse and sedum grass roof which require the permission, due to the nature or location of the proposals it is not considered the scheme would raise any amenity issues by way of overlooking, oppressiveness or loss of privacy.

Letters of objection have raised concerns relating to the timescale of works and the impact of builders vans and deliveries upon Hulme End. Such issues would be for temporary period and would not substantiate a sound reason for refusal of the application.

Highways

The Highway Authority has not provided a response to date. It is considered that the proposed development would not give rise to any highways issues as off road parking will still be provide on the hardstanding area adjacent to the garage. The development is unlikely to intensify existing levels of traffic generation associated with the host dwelling.

Ecology

An ecology report is not required for the proposed development subject to the application. The scale and nature of the proposed development is unlikely to give rise to harm to protected species. Furthermore it is considered that the dwelling is not in a SSI, as suggested in a representation letter.

Conclusion

The proposed development, (extension, sedum roof and sunken greenhouse) is considered to be of an appropriate standard of design, would not detract from the character, appearance or amenity of the original building and its setting or that of neighbouring buildings, in particular the closest neighbouring dwelling at No. 2 Rose Cottage, Hulme End. The proposed development would not create any highway safety issues. There are no further material conditions which indicate that planning permission should be refused. Therefore the proposal is considered to be in accordance with the development plan, (Core Strategy Policies GSP1, GSP2 GSP3, & DS1, and Local Plan Policies LH4 and LC4). These policies are consistent with national planning policies in the NPPF so the current application is 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