

14. HOUSEHOLDER APPLICATION - REPLACEMENT OF EXISTING OUTBUILDING, 6 HILLSIDE COTTAGES, SHEFFIELD ROAD, HATHERSAGE (NP/DDD/0517/0542 P.3017 423496/381162 26/05/2017 DH)

APPLICANT: Mr & Mrs Weston

Site and Surroundings

The dwelling is an end-terrace property, the southernmost of two terraced rows of properties, which stand in an elevated position on the eastern side of Sheffield Road, on the south-east edge of the village of Hathersage. The terraces lie outside the Conservation Area boundary, the nearest point of which is approximately 425m north of the application site.

The dwelling is constructed from gritstone with the gable being rendered and painted white. There is a small area of garden between the retaining wall which fronts the road and the principal elevation of the house and a larger sloping rear garden, extending back by approximately 20m. The boundary treatments are timber fencing and hedges. As existing there are three outbuildings within the curtilage to the rear, two sheds alongside the northern boundary and a larger building alongside the eastern boundary. This larger building is constructed from timber under a roof which is part felted and part profile sheets, it has a caged area along the frontage and formerly was an aviary.

The nearest neighbouring properties are Number 5 Hillside Cottages, attached to the north, West Lawn, a detached property to the south which is set further back from the roadside than the terrace and Overton, on the opposite side of the road, to the south-south-west.

Proposal

The application proposes the demolition of the existing aviary building and replacement with a new outbuilding for ancillary accommodation to the dwelling

RECOMMENDATION:

That the application be APPROVED subject to the following conditions / modifications:

- 1. The proposed development shall not be carried out other than in complete accordance with the submitted plans and specifications received by the Authority 25 May 2017.**
- 2. The window in the south elevation shall be obscured glazing to Pilkington glass privacy level 3 or equivalent.**
- 3. Use of building to remain ancillary to the dwelling**

Key Issues

- Whether the proposed building is of a suitable design, scale, form and massing
- Whether the proposed development would detract from the character, appearance or amenity of the site, its setting or neighbouring properties

History

No applications

Consultations

Derbyshire County Council (Highway Authority): No objection subject to use remaining private and ancillary

Derbyshire Dales District Council: No response to date

Hathersage Parish Council: Object for the following reasons:

- There are aspects of the proposed development as being residential/living space that is separate from the house
- There is currently a parking problem in the vicinity due to a bend in the road and road markings. This application does not provide additional parking space

Officer comment: The accommodation provided comprises a bed/living room and en-suite toilet and shower. It does not offer all the elements of a C3 dwelling, merely an additional bedroom which is intended for family and guests. As such, it would not generate any additional traffic other than that which would be there anyway had the guest room been provided within the dwelling and not as a separate building. The proposed use falls within the requirements of Saved Local Plan policy LH6, and the use would be restricted by condition.

The applicant has confirmed in an email dated 27 July 2017, that, “The conversion of the aviary is to provide accommodation for our son when he returns home from University during the holidays. The intention has never been (or in the future) to use it for commercial use. Please rest assured that this is not our intention and are prepared to make it a condition.”

Representations

The Authority has not received any representations regarding the proposal

Main Policies

Core Strategy Policy DS1 describes forms of development which are acceptable in principle across different parts of the National Park. In principle, DS1 is supportive of extensions to existing buildings and Saved Local Plan policy LH4 provides specific criteria for assessing householder extensions including outbuildings. 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.

Saved Local Plan Policy LH6 states that the use of an outbuilding within the curtilage of an existing dwelling to ancillary domestic use will be permitted provided that:

- i. it would not harm the character of the building, the dwelling, or the surrounding area; and

- ii. it would not result in an over intensive use of the property, an inadequate standard of accommodation or amenity space, or the need to replace outbuildings at a later date;
and
- iii. the site is large enough to meet the parking and access requirements of the proposed development; and
- iv. the new accommodation provided would remain under the control of the occupier of the main dwelling.

The Authority has also adopted three separate supplementary planning documents (SPD) that offers 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 and contains a number of suggestions for the appropriate design of outbuildings.

Wider Policy Context

The National Park has a statutory duty to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks, and to promote opportunities for understanding and enjoyment of its special qualities. Core Strategy Policies GSP1 and GSP2 require that all development is consistent with the National Parks legal purpose and duty. GSP3 and Saved Local Plan Policy LC4 require a high standard of design and state that where development is acceptable in principle, as set out in DS1, it will be permitted provided that it does not have an adverse effect on the amenity, privacy and security of the development and of nearby properties

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

Assessment

The proposal is to replace the existing aviary building on site with a new stone building which would provide ancillary domestic accommodation to the dwelling. Pre-application advice was sought as to whether planning permission was required, but not for detailed advice.

Principle

Saved Local Plan Policy LH4 says householder extensions, including new outbuildings, are normally acceptable in principle provided they are of a suitable design, scale, form and massing and do not raise any amenity issues upon the dwelling itself or any neighbouring properties.

Saved Local Plan Policy LH6 deals with the use of outbuildings within the curtilage of an existing dwelling to ancillary residential use. Supporting text to Saved Local Plan policy LH6 discusses whether or not an existing outbuilding is suitable for conversion. It states that this is likely to depend on the size and character of the building and the disposition of the buildings within the site. In this instance, the existing building is a timber construction with a shallow pitched roof of felt/profile sheeting, with a flat roofed caged area along the frontage; as such it would not be suitable for conversion. A replacement building with a more appropriate massing and detailed design, in materials to match the dwelling, would be an enhancement to the site.

Consequently it is considered that there would be no objections in principle to a replacement garden building for ancillary domestic use in association with the use of the site as a single dwelling subject to the normal siting, design and amenity considerations being acceptable.

Siting

The replacement building would occupy the same position on the site as the existing aviary, which is sited alongside the eastern boundary of the rear garden of the dwelling. The site being in the rear garden is screened from wider public views and is considered to be an acceptable location for a new garden building.

Design

The existing aviary building is of no merit and its removal will be an enhancement to the site.

The proposed replacement building is on the same footprint as the existing aviary, which has a simple rectangular footprint measuring just 5.9m by 3.4m meaning the scale of the proposed building has a similarly modest footprint. The height to eaves is 2.3m with a pitched roof whose the ridge would be 3.4m high. The provision of a pitched roof which echoes the pitch of the roof of the dwelling would result in a more appropriate form and massing than the existing aviary building.

The openings comprise two windows measuring 1000mm deep by 500mm wide, one centrally placed in the south gable, and one in the west (front) elevation alongside bi-fold doors of 2.6 wide facing the back of the house. The full length glazed opening is typical of a domestic building within the curtilage of a dwelling. The design is considered to be compliant with policies GSP3, LC4 and LH4.

Materials

The materials proposed are natural gritstone laid and pointed to match the house. The roofing material is to be blue slate and the doors and windows would be timber. These traditional construction materials would comply with policy LH4 and guidance in the Authority's Supplementary Design Guidance.

Use

The use of the building for ancillary accommodation to the main house's use as a single domestic dwelling does not give rise to significant concerns regarding any adverse impact on the amenities and privacy of any neighbouring residential properties. By virtue of the size and scale of the building and the type of accommodation it would provide, a single bedroom and en-suite bathroom, it is considered that the proposed use would not have a detrimental impact on the quiet enjoyment of the neighbouring properties.

Amenity

The proposed replacement building is in the same position as the aviary which has been on the site for many years. Due to its modest scale, massing, and the use of materials which will match those of the house it will enhance the character and appearance of the property and its setting. The proposed building will have no adverse impact on the setting of the property as it is to the rear and is not readily visible from public vantage points, therefore there would be no significant impact on the on the general amenities of the local area.

Whilst it is acknowledged that there is no off-road parking provision at the property, this is the case with all the properties in the terrace, and the terrace directly to the north (Surprise Villas) The provision of an additional bedroom will not have any significant impact on the current

situation. The Highway Authority states that they have no objections subject to the use remaining private and ancillary to the dwelling.

Neighbourliness

West Lawn, the detached property to the south, is set further back from the roadside than the terrace and its gable would be in line with the gable of the proposed building. The window in the gable is to the shower room and would therefore be obscured glazed for privacy.

Due to the application site being an end-terrace there is a close relationship with the neighbouring property attached to the north. That being the case there is already a degree of overlooking experienced and the replacement of the existing building with another is unlikely to significantly intensify this. Additionally, there are timber sheds along the northern boundary which screen the site of the aviary from the nearest neighbour.

Conclusion

It is therefore concluded that the application meets the requirements of policies in the Development Plan and national planning policies in the Framework because the replacement ancillary outbuilding building would be of an appropriate scale and design and would not harm the valued characteristics of the National Park. The development would not detract from the character, appearance or amenity of the site, its setting or neighbouring properties. Accordingly, the 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