

13. FULL PLANNING APPLICATION – TWO STOREY REAR EXTENSION AND ASSOCIATED WORKS AT CAPPS COTTAGE, NEW ROAD, BRADWELL (NP/DDD/0717/0761, P2095, 21/07/2017, 417618 / 380895, AM)

APPLICANT: Mr Tom Simpson and Ms Jessica Mott

Site and Surroundings

Capps Cottage is located on the east side of Bradwell, approximately 200m south east of St Barnabas Church and within the designated Bradwell Conservation Area. Part of the application site is located within Flood Zones 2 and 3.

The property is a traditional semi-detached dwelling built from natural limestone under pitched roofs clad with natural blue slate with painted timber windows and doors. The property and the adjoining property were formerly garages and converted to two dwellings in 2009. There is a small garden to the rear with off street parking for two cars.

The nearest neighbouring property is the adjoining Shaw Cottage to the west with Ford Cottage beyond and 1 and 2 The Orchard to the east.

Proposal

This application seeks planning permission for the erection of a two storey rear extension to the dwelling to provide an additional bedroom at first floor (increasing the number at the property to two) and larger kitchen, cloak room and W.C. at ground floor. The existing single storey kitchen extension would be demolished.

The proposed extension would project off the rear of the existing cottage by 4.6m up to the rear boundary. The walls and roof would be clad with natural limestone and blue slate respectively to match the existing building. Windows and doors would also be timber to match.

RECOMMENDATION:

That the application be APPROVE subject to the following conditions.

- 1. Statutory time limit for implementation.**
- 2. In accordance with specified approved plans.**
- 3. Design conditions to ensure matching traditional materials for the walls, roof, windows and doors, conservation roof lights and pipework.**

Key Issues

- Impact upon character, appearance and amenity of the existing property, its setting and that of neighbouring properties.

History

2009: Planning permission granted conditionally for conversion of redundant building to dwelling.

Consultations

Highway Authority – No objections.

District Council – No response to date.

Parish Council – Object to the development for the following reasons:

The main reason for objection is that the extension would lead to an increase in size of c. 58% which would be in contravention of the PDNPA Planning Guidelines. The PDNPA Design Guide states “extensions limited to less than 25% of their original building are more likely to be approved”.

The Parish Council is also keen to ensure that, should this application be granted, that a condition is attached to ensure that the vehicle existing parking space is used solely and exclusively for vehicle parking and that the siting of any permanent or temporary facilities (e.g. a shed) is prohibited.

Representations

One representation letter has been received to date objecting to the proposed development. The material planning reasons for objection are summarised below.

- Development will adversely affect outlook from 1 The Orchard.
- The building was raised when it was converted and this application proposes a further increase in height to the rear of the dwelling.
- The height of the building should remain as it was approved in 2009.

The representation letter also refers to a devaluing effect on 1 The Orchard; however this is not a material planning consideration and therefore is given no weight.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3 and CC1, CC5

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

Relevant Neighbourhood Plan policies: T2 and E2

National Planning Policy Framework (NPPF)

The NPPF is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date. The development plan comprises the Authority’s Core Strategy 2011, saved policies in the Peak District National Park Local Plan 2001 and the Bradwell Neighborhood Plan. Policies in the Development Plan provide a clear starting point consistent with the National Park’s statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recently published NPPF with regard to the issues that are raised.

Development Plan

LH4 is directly relevant to the proposals and allows for extensions and alterations to dwellings in principle provided that the development does not detract from the character, appearance and amenity of the existing building, its setting and that of neighbouring properties.

GSP3 and LC4 seek a high standard of design and landscaping in accordance with the Authority's adopted design guide and Alterations and Extensions detailed design guide, both of which are adopted Supplementary Planning Documents.

L3 and LC5 say that development must conserve and enhance the heritage assets within the National Park and that other than in exceptional circumstances development which has a harmful impact shall not be permitted. LC5 goes on to provide more detailed criteria for assessing detailed design within Conservation Areas.

CC1 and CC5 together say that development must be directed away from flood risk areas and seek to reduce overall risk from flooding within the National Park and that development which may have a harmful impact upon the functionality of floodwater storage, or surface water conveyance corridors, or which would otherwise unacceptably increase will not be permitted unless net benefits can be secured.

LT11 and LT18 seek to ensure satisfactory parking provision and safe access. T2 says that any loss of public or private parking facilities shall be strongly resisted.

Wider Policy context

The Bradwell Conservation Area Appraisal was adopted in April 2014 and is therefore a material consideration in the determination of this application.

Assessment

The application building was formerly a barn dating from the 19th century with 20th century additions which was later used as garages and more recently converted to two dwellings after planning permission was granted in 2009. Capps Cottage is the easterly unit of the two and now has the appearance of a traditional cottage with domestic form and detailing with the lower neighbouring property retaining an agricultural barn like appearance. Both buildings reflect the local vernacular and as such are considered to make a positive contribution to the Conservation Area.

This application proposes to demolish the existing single storey kitchen element to the rear of Capps Cottage and erect a two storey rear extension. Officers note the comments from the Parish Council and accept that the proposed extension would be above the 25% guideline for extensions, however it is important to note that this is a design guideline rather than an upper limit, with the advice that extensions up to 25% are more likely to be acceptable.

In other respects the form and materials for the proposed extension would reflect Capps Cottage and the extension would be subordinate in size and height compared to the existing buildings. Therefore despite exceeding the 25% guidance would not appear to be dominant. In general terms therefore it is considered that the design of the proposed extension is in accordance with the Authority's adopted design guide provided that conditions were imposed upon any permission to secure appropriate materials and finishes to reflect the existing building.

It is noted that the formerly these buildings were in use as barns and later garages and that the acceptability of a two storey rear extension may be considered differently in these circumstances. However it is acknowledged that the property now does have the character and appearance of a traditional cottage and therefore in this context there are no objections in principle to the proposed extension.

In respects of the wider Conservation Area the proposed extension would be located to the rear and most prominent when viewed entering the village from the east. From this vantage point the roof and upper part of the wall of the extension would be prominent and viewed from higher ground but would be read against the roofscapes of the village beyond. It is therefore concluded

that the proposed development would not harm the Conservation Area.

Concern has been raised in representations in regard to the potential impact upon neighbouring properties and in particular to the occupants of 1 The Orchard. 1 and 2 The Orchard are a pair of semi-detached properties located to the east of Capps Cottage. The neighbouring properties are located in an elevated position relative to Capps Cottage with gardens and in the case of 1 The Orchard there is a single pre-fabricated garage between. The proposed extension would be 18m from 1 The Orchard at the closest point.

The proposed extension would be significantly further than the preferred minimum separation distance of 12m stated within the Authority's design guide. Furthermore, given that the garden and dwelling at 1 and 2 The Orchard are located significantly above the level of Capps Cottage Officers consider that although the proposed extension would be higher than the existing building, it would not result in any significant loss of light or be overbearing to occupants of the neighbouring properties.

The only windows proposed in elevations facing towards 1 and 2 The Orchard would be located at ground floor level where views out would be effectively screened by boundary walls and the existing pre-fabricated garage to 1 The Orchard. Therefore it is considered that the proposed extension would not result in any overlooking or loss of privacy to occupants of those properties. There are no openings to the rear of the adjacent property Shaw Cottage and therefore no concerns in regard to the amenity of occupants of that property or other properties due to orientation and intervening distances.

Therefore whilst the concerns raised by the neighbouring property are noted, after careful consideration Officers conclude that the proposed development would not harm the amenity or privacy of any neighbouring property. Permitted development rights were removed from the property when planning permission was granted and therefore the installation of any new windows or other extensions which could give rise to further impact would remain under the control of the Authority.

Part of the application site falls within Flood Zones 2 and 3. National guidance requires a proportionate Flood Risk Assessment (FRA) to be submitted in these circumstances to demonstrate that the development will reduce overall risk of flooding and be safe in accordance with CC1. Officers therefore requested a FRA which has now been submitted. The FRA follows national guidance and demonstrates that flood risk from all sources is low, that the development will have no off-site impact on flood risk to others and that current and future site users can be safeguarded for the lifetime of the development.

The property benefits from two off street parking spaces which are considered to be sufficient for the proposed two bedroom property and in accordance with guidance in the Local Plan. There is already a planning condition requiring these parking spaces to be retained available in perpetuity and therefore it is not considered necessary to impose a condition as suggested by the Parish Council. The development would therefore be served by adequate parking and safe access and be in accordance with LT11, LT18 and T2.

Conclusion

It is considered that the proposed development would conserve the character and appearance of the existing building, its setting within the Conservation Area and neighbouring properties. The development would be acceptable in terms of flood risk and safety and would not harm highway safety or the amenity of road users or lead to the loss of any public or private parking spaces. In the absence of any further material considerations the proposal is therefore considered to be in accordance with the development plan. Accordingly the application is recommended for approval subject to conditions outlined in the report.

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