

**7. FULL APPLICATION – LOFT CONVERSION INCLUDING RAISING OF ROOF HEIGHT/NEW DORMER WINDOWS AT LYDGATE BUNGALOW, ASHOPTON ROAD, BAMFORD. (NP/HPK/0117/0074 420124 / 384571 P8430 SPW 25/01/2017)**

**APPLICANT: MR JOHN WALTON**

**Note: This item was deferred at the Planning Committee meeting in May 2017 to allow further discussions with the applicant on an amended scheme.**

**Site and Surroundings**

Lydgate Bungalow is located in the open countryside approximately 700m to the north-west of Bamford. It is located on the west side of Ashopton Road on the eastern slope of the Derwent Valley. It lies at a lower level than Ashopton Road with the rear of the dwelling looks out over open countryside. As such the existing dwelling is not prominent from the adjacent highway but is very prominent in wider views in the landscape across the valley including for example views of the site from Carr Road and the popular Thornhill Trail route from Bamford to Ladybower.

The bungalow is constructed of natural gritstone, with a natural blue slate roof. There are no immediate neighbours. It was built following planning approval in 2001, which was tantamount to allowing a replacement dwelling as the previous dwelling was a timber-framed single storey dwelling. Permitted development rights for alterations and extensions and outbuildings were removed when the 2001 permission was granted.

The site lies outside the Bamford Lydgate Conservation Area which lies approximately 50m to the north on the east side of the Ashopton Road.

**Proposal**

The original application proposed raising the height of the entire roof of the existing bungalow by 1.5m, installing five dormer windows, two with Juliet balconies, and seven rooflights and two circular windows, one in each of the main gable ends. The application also proposed alterations to the front elevation to enlarge an existing window to create a doorway and on the rear elevation repositioning a window and blocking up of a doorway. The development would facilitate conversion of the roofspace to additional living accommodation.

Following the deferral in May, officers discussed alternative designs with the applicant, following the steer given by the Planning Committee. Amended plans have now been submitted, which are a formal amendment to the application. The revised scheme now raises approximately two thirds of the existing bungalow to two storeys in height whilst retaining the rest as single storey, including the existing single storey extension on the front elevation. The fenestration has also been revised to reflect the local building tradition.

**RECOMMENDATION:**

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

- 1. 3 year time limit**
- 2. Adopt amended plans, subject to minor design conditions covering materials, window and door details, etc.**

**Key Issues**

- Design and impact of the proposal on the setting of the Conservation Area and the landscape setting of the building.

## **History**

1979 – Application withdrawn for erection of car port stables workshop and dog shed.

1980 – Erection of garage and outhouse, granted conditionally.

1993 – Planning permission granted for stone cladding of timber dwelling. Retention of simple single storey form of the building was considered to be more appropriate than replacing it with a more traditional 1.5 to 2 storey form. Permitted development rights were removed. This permission was never implemented.

2001 – Planning permission granted for extension to dwelling and new roof and cladding of existing building. This application was dealt with as a replacement dwelling using Policy LH5 of the Local Plan. Permitted development rights were removed.

2016 – Pre application advice in relation to current scheme being considered in this application. Plans showed loft conversion including raising the roof, introduction of dormer windows and rooflights. Officers advised that the existing bungalow is not a traditional vernacular dwelling but nevertheless retains a relatively simple form and massing and is clad with traditional materials including natural gritstone and blue slate. The single storey height and simple form and massing and use of traditional materials limits the impact of the building on the landscape. The proposal increased the eaves height by 1.5m, introduces several dormer windows and rooflights as well as two circular gable windows. The increase in height and addition of new elements within the roof will significantly increase the prominence of the building when viewed in the landscape. The proposed dormer windows would move the design of the building away from its simple character in a way which would not reflect the local vernacular or the Authority's Design Guide. Concern was therefore expressed that the design would harm the character and appearance of the building and have an adverse impact on the wider landscape. Officers advised that they could not support such an application. Advice was given that they should consider only marginally increasing the height of the eaves and lighting the accommodation with a smaller number of rooflights.

## **Consultations**

Highway Authority – No objection

High Peak Borough Council – No response to date.

Bamford with Thornhill Parish Council – No objections. No objection to the amended plans

## **Representations**

To date no representations have been received. No response to consultation on the amended plans

## **Main Policies**

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, L1, L3.

Relevant Local Plan policies: LC4, LC5, LH4.

Core Strategy Policy GSP1 requires that all development should be consistent with the National Parks legal purpose and duty, to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.

Policy GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon, and opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.

Policy GSP3 says that all development must conform to the following principles: development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal.

GSP3 goes on to say, amongst other things, that particular attention will be paid to: impact on the character and setting of buildings; scale of development appropriate to the character and appearance of the National Park; siting, landscaping and building materials; design in accordance with the National Park Authority design guide; impact on living conditions of communities.

L3 deals with heritage assets including Conservation Areas and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.

Policies in the Core Strategy are also supported by saved Local Plan policies LC4, LC5, LH4 and LH5.

Local Plan Policy LC4 explains that if development is acceptable in principle it will be permitted provided that the detailed treatments are to a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area. Particular attention is paid to *inter alia* (i) scale, form, mass and orientation in relation to existing buildings, settlement form and character, and (ii) the degree to which design details, materials and finishes reflect or compliment the style and traditions of local buildings.

Local Plan Policy LC5 deals with development in Conservation Areas and also with development that affects the setting of a Conservation Area or important views into or out of the area. It requires that as part of the application it is demonstrated how the proposal will conserve and enhance the character and appearance of the Conservation Area. The following matters are taken into account, form and layout of the area including views into or out of it and open spaces; scale, height, form and massing of the development and existing buildings to which it relates; locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis; the nature and quality of materials.

Local Plan Policy LH4 deals specifically with extensions and alterations to dwellings which includes outbuildings. An extension of this type would not be permitted if it detracted from the character, appearance or amenity of the original building its setting or neighbouring buildings or if it dominates a building of vernacular merit.

### Design Guidance

As noted above, GSP3 of the Core Strategy requires the design of new development to be in accordance with the National Park Authority's adopted design guidance. The Authority's 'Design Guide' and 'Detailed Design Guide for Alterations and Extensions' have been adopted as SPDs following public consultation and the 'Building Design Guide' is retained until it is replaced with the forthcoming technical appendices.

The Design Guide identifies local building traditions and materials and explains how to achieve a high standard of design which is in harmony with its surroundings.

Paragraph 7.2 explains that alterations need to be undertaken with care, insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character.

Paragraph 7.7 discusses improvements to non-traditional houses. It explains that the 1950 and 1960 building boom resulted in houses being built in the National Park which are neither of good or modern design. If alterations or extensions are being considered then this is a chance to improve their appearance and enhance the area.

The design guide explains that all extensions should harmonise with the character of the original building respecting the dominance of the original building and be subordinate in terms of its size and massing, setting back the new section from the building line and keeping the eaves and ridge lower than the parent will help (Paragraph 7.8).

Paragraph 10.3 explains that windows are amongst the most important features of an elevation. They are the buildings eyes, and as such deserve special care and attention. 10.4 There are many traditional window patterns found locally, nearly all have a vertical emphasis to their overall shape as well as some degree of subdivision to the frame.

Further guidance has been produced the Detailed Design Guide Supplementary Planning Document for alterations and extensions. Section 3 sets out the design principles of massing, materials and detailing. Section 3.4 explains that the local vernacular tradition has very simple building shapes, extensions should reflect this by being themselves simple, bold shapes without extensions or appendages.

Section 3.11 to 3.13 deals specifically with extensions upwards into the roofspace. Paragraph 3.11 explains that raising the eaves and/or ridge to increase head height is generally unacceptable. It explains that dormers are not generally a feature of the Park and are therefore best avoided unless they are part of the building tradition in the village.

#### National Planning Policy Framework (NPPF)

The relationship between the Core Strategy and the National Planning Policy Framework has also been considered and it is concluded that they are consistent because the NPPF recognises the special status of National Parks and promotes sustainable development sensitive to the locally distinctive character of its setting. Furthermore always seeking high quality design is one of the core planning principles set out in the NPPF at Paragraph 17.

#### **Assessment**

Officers consider that a new chapter in the planning history of Lydgate Bungalow was opened when the development was permitted in 2001, replacing the timber chalet bungalow with a stone-faced bungalow. At this time permitted development rights were removed from the property. The existing dwelling has a simple design using traditional materials which was a considerable enhancement in comparison to the timber dwelling that it replaced. The simple form and use of traditional materials ensured that the building conserved the character of the site and its landscape setting, which is important given its location on the valley side, with views across the valley from the Yorkshire Bridge to Thornhill road.

The original application was recommended for refusal on the grounds set out in the pre-application advice (see above). However, Members considered that the building was capable of some alteration and extension, providing the additional accommodation required by the applicants whilst conserving the character and appearance of the site and its setting. Following

discussions with the applicant a number of alternative options were considered and the scheme has now been revised to create a more traditional massing of building, with a two storey section over approximately two thirds of the existing building (approximately 10 metres). The remaining length (approximately 5 metres) would remain as single storey. The existing single storey gable, which is heavily glazed with a “wrap-around” section of glazing, would remain, but with improvements to the fenestration to create a more traditional appearance. This would also be improved by stone facing on the existing light-coloured rendered panel on the relatively prominent gable, facing across the valley.

The existing single storey bungalow sits fairly comfortably on the site. From Carr Road for example the dwelling is seen just above a tree line and its generally recessive coloured roof helps it assimilate into the landscape. Whilst the additional height would increase the prominence of the building, from Carr Lane and the Thornhill Trail and other higher vantage points above on the footpaths up to Win Hill, it would be seen as a more traditional building in terms of its massing and detailing, particularly the window detailing. The revised scheme is much more sympathetic in this respect than the original submission. Consequently officers now consider that the development would not harm the character and appearance of the landscape setting of the building and the setting of the nearby Bamford (Lydgate) Conservation Area.

It should be noted that as the accommodation proposed would provide two additional bedrooms and an additional living room. It is understood the applicant has shown this arrangement to allow family members to stay and also to enjoy views from a first floor living room. However, the accommodation is no longer self-contained so there is no need for a condition controlling the use of this space.

There are no immediate neighbours so the proposal will not adversely affect the amenity of any other properties, even in its higher, amended form.

### **Conclusion**

The original proposal was considered to be contrary to the policies of the development plan because its design would harm the character of the original dwelling and increase its prominence, resulting in harm to the landscape and the setting of the Conservation Area. The revised scheme would produce a building that would, in part, be higher than the existing building and the original proposal. It would, however, produce a building with more traditional massing and design so whilst it would be more visible in the landscape and from the Conservation Area, it is not unduly intrusive or incongruous. The proposal is therefore consistent with Core Strategy Policies GSP1, GSP2, GSP3, L1, L3 and Local Plan Policies LC4, LC5, LH4 and LH5 and the Authority's design guidance.

### **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