

9. FULL APPLICATION - PROPOSED RE-MODELLING OF EXISTING HOUSE WITH EXTENSION AND REPLACEMENT GARAGE AT AFE WAE, BRASSINGTON CLOSE, YOULGRAVE (NP/DDD/0118/0032, P3898, 421344/364242, 12/01/18 TM)

APPLICANT: STEVEN AND JULIE WHITE

1. Site and Surroundings

- 1.1. Afe Wae is a detached non-traditional two storey, three bedroom dormer bungalow built in the 1960s. It is constructed from concrete Warren Carr blockwork, concrete tiled roof, Upvc/timber windows and timber doors. The building is in a poor condition.
- 1.2. The site is situated on Brassington Close, which is a cul de sac off Mawston Lane (an un-adopted highway). The site follows the slope away from Youlgrave towards Bradford Dale. The cul de sac is made up of similar non-traditional style houses and bungalows. The nearest neighbouring properties are Pathways 11m to the South West, Stone Ends 25m North, Maren 25m South East and East View 29m South.
- 1.3. To the North West lies the centre of the village of Youlgrave and to the North East are open fields. The South East features wide views towards Birchover and Elton. To the South West is the boundary to Brassington Close and the main access into the site. The Grade I Listed All Saints Church lies approximately 150 metres to the north of the site, within the centre of the village. The site lies just outside the boundary of the Youlgrave Conservation Area

2. Proposal

- 2.1. The application seeks full planning permission for re-modelling the existing dwelling, a two storey extension and replacement garage. It is proposed to demolish the garage, utility room, outside toilet and office, leaving the main house.
- 2.2. The proposal to re-model the existing property in a contemporary design includes: maintaining the existing ridge height but creating a new roof profile; creating a two storey extension to the rear, and; an addition of a large dormer to the front elevation roof slope. The front elevation would be predominantly glazed and there would also be a large section of glazing to the west facing side elevation.
- 2.3. As initially submitted, the resultant dwelling would have been constructed predominantly with chalk rendering and hyperion clad (stone) walls. With cladding predominately to East side towards the fields and render towards the West towards the roadside area. The scheme also includes a very large flat roofed dormer and a replacement garage constructed with render to the front elevation.
- 2.4. After consultation with the applicant and their agents, the proposed design and materials have been modified to reflect a more traditional aspect and to reflect the local vernacular. The amended scheme includes a large amount of natural limestone and a reduced amount of render. The use of cladding has been omitted. The dormer to the front elevation has been reduced in size and is now proposed to have a pitched roof. The new roof of the dwelling would be constructed of grey concrete tiles and the submitted plans show solar panels to the front elevation roof slope. The doors and windows would be powder coated grey aluminium. It is also now proposed to use natural stone to the front elevation of the replacement garage.
- 2.5. Authority Parish Member Andrew McCloy has asked that the item be exempted from the scheme of delegation. His notice under the scheme sets out that whilst the need for renovation is understood, there has been concern expressed locally about materials, excessive garaging, landscape impact and the impact on the setting of the Grade I Listed

Church. The Director of Conservation and Planning has agreed that the application be determined by Planning Committee.

3. RECOMMENDATION

That application NP/DDD/0118/0032 be APPROVED subject to conditions:

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. Carry out in accordance with specified amended plans.**
- 3. Sample and colour of render to be approved**
- 4. Sample of stone to be approved**
- 5. Landscaping scheme to be submitted and agreed.**

4. Key Issues

- The principle of development
- The impact on the appearance of the property
- The impact on the character of the area, the landscape and the special qualities of the National Park
- The impact on residential amenity

5. Relevant Planning History

- 5.1. RE\2017|ENQ\30494: Pre-application Enquiry for the remodelling of the dwelling.

During the pre-application enquiry, it was suggested by officers that the scheme should be amended to be more in keeping with the local vernacular by altering the materials and form of the proposed development.

6. Consultations

- 6.1. Youlgrave Parish Council: Consider this is an innovative design and of merit, however they have the following concerns
- Materials: Whilst acknowledging that the proposed site is outside the conservation area and surrounding houses are dormer bungalows. The proposed materials of rendering the curves rather than stone, concrete tiles and imitation timber cladding do not lend themselves to a Youlgrave vernacular.
 - Concerned that the dominant cladding to the East face along with the high flat roofed first floor dormer will feature prominently in the views seen from the two public footpaths along Bradford Dale. Also that it may impact the focal point of the Church Tower. Recommend that planners should walk these paths to ascertain the affect this may have. The vertical cladding also appears to give an industrial façade more in keeping with the former look of the unit on Alport Lane than a domestic dwelling.
 - Garage: Whilst noting the proposed business use, Council notes that a triple garage gives a scale of ancillary building that seems disproportionate to the main dwelling on a domestic basis.

6.2. Derbyshire County Council (Highways): No objections.

6.3. Derbyshire Dales District Council: No response.

7. **Representations**

7.1. There have been two letters of support and 1 letter of objection to the proposal.

7.2. The letters of support note that the design is very modern looking but there are some concerns with the materials and suggest the finish should be more traditional and also note that it is good to see the property being rebuilt.

7.3. One letter of objection raises concerns that the removal of the existing tree belt to the southern boundary of the application site would result in overlooking to the neighbouring dwelling at Maren.

8. **Policies**

8.1. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:

- Conserve and enhance the natural beauty, wildlife and cultural heritage
- Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

8.2. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. 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 recent Government guidance in the NPPF.

8.3. Para 115 of the NPPF states that *'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

Development Plan policies

8.4. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.

- 8.5. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
- 8.6. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
- 8.7. DS1 supports extensions to existing buildings in principle, subject to satisfactory scale, design.

Local Plan

- 8.8. Local Plan policy LC4 states that where development is acceptable in principle it will be permitted provided it is of a high standard of design that respects and conserves the landscape, built environment and characteristics of the area.
- 8.9. Local Plan policy LH4 states that extensions and alterations to dwellings will be permitted provided that they do not detract from the appearance or amenity of the original building, its setting or neighbouring buildings.

Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, DS1

Relevant Local Plan (LP) policies: LC4, LH4

9. Assessment

Design/Use of the Buildings

- 9.1. Saved Local Plan policy 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 neighbours buildings, does not dominate the original dwelling where it is of architectural historic or vernacular merit and does not amount to the creation of a separate dwelling or annexe. LC4 sets out criteria to ensure that detailed design is to a high standard. Amongst other things it refers to scale, form, mass and orientation in relation to existing buildings and the degree to which design details, material and finishes reflect or complement the style and tradition of local buildings.
- 9.2. The 1960's property is typical of properties of that time and is not considered to be particularly high quality modern design. It is set within other non-traditional properties on Brassington Close. Whilst it is not particularly desirable to maintain the character of the existing dwelling, it is essential that, if amended, the dwelling respects the character of the locality and conserves the special qualities of the National Park.
- 9.3. To the west elevation overlooking the field, the main part would be limestone, with the front corner render and stone. The rear elevation would be mainly render with some limestone to the side of the two storey extension. The front elevation is proposed to be mainly full height windows with limestone columns, and a rendered pitched dormer. To the west elevation, which faces the road, would be limestone at the front and the rest would be half render and half limestone.

- 9.4. Due to weight restrictions on the frontage, all three sides of the pitched dormer would be rendered. It would be desirable for the front of the dormer to be faced in natural stone. The concerns in respect of weight loading are however acknowledged and on balance it is considered that render here would be acceptable subject to a suitable colour finish being approved. The impact of the two storey extension would be reduced by the positioning of the extension to rear of the property whilst maintaining the sloping roof to the front of the house.
- 9.5. The Parish Council have expressed concerns regarding the materials proposed. However, amended plans have been received since the Parish Council comments were submitted. The amended design seeks to address the concerns regarding materials. It is considered that the increased use of limestone and reduced use of render reflects local traditional materials and improves the development in that respect. A flat roof dormer has been amended to a more traditional pitched roof dormer. It is considered that the amendments have resulted in a scheme which would still deliver a contemporary and interesting dwelling but one that much better reflects principles of the local vernacular and is appropriate for the National Park.
- 9.6. The scheme includes the provision of solar panels. It is noted that these would be Permitted Development if added after the other aspects of the development was complete. It is considered that the visual impact of the panels would in any case be acceptable, whilst helping to achieve the high level of energy efficiency that the applicant is aiming for.
- 9.7. The proposed replacement triple garage is required to store the applicants vintage car (which is used in the applicant's business). The triple garage will be used for additional parking and storage purposes. This removes the need for additional parking on the Close.
- 9.8. The Parish Council have expressed concern regarding the scale of the triple garage being disproportionate to the main dwelling. The triple garage would be constructed to the rear of site and set into the slope to minimise the visual impact. It would be constructed using the same grey roof tiles, aluminium roller shutter doors, limestone and render to match the dwelling. Existing screening along the site boundary breaks up the appearance of the garage as viewed from outside the site.
- 9.9. The amended plans show a balance between contemporary and traditional design and materials. It is considered that the scheme is acceptable and would make a positive contribution to the locality in accordance with policy GSP2.
- 9.10. Overall, it is considered that the proposed size, form and massing of the remodelling, extension and garage are sympathetic to the local building tradition and would not have a detrimental effect on the character and appearance of the property or its setting in accordance with policies GSP3, LC4, LH4, and guidance in the SPD.

Character/Landscape

- 9.11. Afe Wae is located within the built-up area of Youlgrave, outside the Conservation Area. Afe Wae is a non-traditional dwelling set within the context of other modern dwellings. The gardens have no major trees, but do have overgrown hedging to the south and shrubs to the stone wall to West elevation overlooking Brassington Close.
- 9.12. The applicant proposes to change the boundary planting to incorporate plants that are naturally occurring in the locality. Planting will aim to give some privacy, but also at appropriate points 'frame' the views over parts of the landscape beyond. It is considered that a condition requiring details of the replacement landscaping to be approved is reasonable and necessary.
- 9.13. Since the amendment of the scheme, it is considered that the wider landscape impact would now be acceptable. The roofline, pitched dormer and east face can only just be seen

from the public footpaths along Bradford Dale. Due to the intervening distance of over 150m, it is considered that the development would not have an unacceptable impact on the setting of the Grade I listed Church.

- 9.14. It is considered that the proposed development would not have a significant impact on the wider landscape character. The proposal complies with the requirements of GSP3, L1, LC4 and LH4.

Amenity

- 9.15. Core Strategy Policy GSP2 and Saved Local Plan policies LC4 require that the amenity, privacy and security of the development and of nearby properties be given due consideration. The nearest neighbouring properties are Pathways 11m to the South West, Stone Ends 25m North, Maren 25m South East and East View 29m South
- 9.16. The windows on the rear elevation have been limited in number to reduce overlooking the neighbouring property to the north of the site.
- 9.17. The neighbours that are located 25m to the south east (Maren) of the proposed site are concerned about the full height windows to the south elevation. Currently the boundary is screened by trees and a fence. The neighbours are concerned that if these trees were removed, it could compromise privacy and would allow overlooking from the numerous windows on both the lower elevation and windows on the first floor extension. Whilst this concern is noted, it is considered that the 25 metre separation distance would prevent any significantly harmful overlooking between the application site and the neighbouring dwelling to the south.
- 9.18. Significant amounts of glazing are also proposed to the west facing side elevation. The nearest property to the west of the site is Pathways, which is approximately 11 metres away. Given that the application site is off-set from Pathways and the intervening road and boundary treatments, it is considered that the resultant level of overlooking between the host dwelling and Pathways, and the other existing dwellings, would not be significantly harmful.
- 9.19. The proposed works would increase the scale and massing of the host dwelling. However, it is considered that the position of the dwelling in relation to neighbouring properties can accommodate the proposed enlargement without resulting in any significantly harmful overshadowing or overbearing impact to any neighbouring dwelling .
- 9.20. Overall it is considered that the scale of the works proposed and the separation distances between the site and neighbouring properties would not result in any harm to the amenity of occupiers and users of any nearby property. The proposals therefore accord within policies GSP3 and LC4 in these respects.

10. Conclusion

- 10.1. The re-modelling of the existing dwelling, a two storey extension and replacement garage would not have an adverse impact on the character and appearance of the dwelling, its setting or the wider area. The proposals are therefore considered to be in line with the requirements of GSP1 and GSP3, LC4 and LH4.
- 10.2. The development would also not have an unacceptable impact on the amenity of the locality or the nearest neighbouring properties. The proposal is in accordance with the relevant planning policies and guidance, and therefore the application is recommended for approval subject to conditions securing compliance with the plans and design details.

11. Human Rights

11.1. Any human rights issues have been considered and addressed in the preparation of this report.

12. List of Background Papers (not previously published)

None

Report Author, Job Title

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