

16. FULL APPLICATION - DEMOLITION OF EXISTING OUTBUILDING AND CONSTRUCTION OF DOMESTIC EXTENSION AND GARAGE. LOMAS COTTAGE, LITTON DALE, LITTON, DERBYSHIRE. (NP/DDD/0318/0268)

APPLICANT: MR AND MRS WARD

1. Site and Surroundings

- 1.1. The property concerned is Lomas Cottage, located on Litton Dale in the village of Litton. This is a rendered cottage, with a pitched slate roof and timber windows and doors. The property is situated at the southern end of a row of cottages, within the Conservation Area. A modest single storey lean-to front extension is attached to the west of the property, aforementioned extensions, and a traditional stone outbuilding in poor repair is to the south of this. A detached, rendered garage with a corrugated roof is situated at an angle to the west of the dwelling, incorporating substantial areas of glazing. A two storey side extension is attached to the southern side of the property, with a further single storey extension attached to side of this. A detached garage with a shallow sheet metal roof is situated to the Southern side of the
- 1.2. The dwelling is located on a slight incline close to the centre of the village, which is to the north of the site. The cottage is accessed via a track to the west of the site, which also provides access to the other cottages along this row. Neighbouring residential properties are situated to the north of the site, the residential curtilage of a neighbouring property is situated to the east of the site, and open fields are situated to the south and west of the site. The property incorporates substantial areas of garden, situated to the south and west of the site, and an adjacent field to the south is also within the ownership of the applicant. The boundaries to the site comprise stone walls, timber fences and areas of foliage.

2. Proposal

- 2.1. An application has been made for the demolition of an existing outbuilding and the construction of a domestic extension and garage. The original plans proposed a slightly larger extension of a different design with different fenestration details. Consultation took place with the agent handling this application in an attempt to prompt amended plans. A final set of amended plans was subsequently received on 30.05.2018.
- 2.2. The proposed development would comprise a two storey side extension, with an attached single storey garage. Both of these developments are proposed to be constructed using materials to match the existing property, with pitched roofs. The amended plans propose the demolition of an existing outbuilding and the construction of a domestic extension and garage. The outbuilding to be demolished is the detached, rendered garage situated to the west of the dwelling. The planned domestic extension and garage are proposed to be attached to the southern side of the dwelling.
- 2.3. The two storey extension is proposed to measure between approximately 5.8M and 6.2M in height to the ridge, between approximately 4.2M and 4.6M in height to the eaves, approximately 7.8M in width and approximately 4.2M in depth. The extension is proposed to be attached to the southern side of the existing two storey side extension, and would be set back from the front of the building and set down from the ridge and eaves. To the western front elevation a pair of timber bi-fold doors and a timber panel door are proposed at ground floor level, with two timber sash windows at first floor level. To the eastern rear elevation an existing window is proposed to be retained and a timber sash window is proposed at ground floor level, with an obscure glazed window at first floor level and a roof light within the roof. A chimney stack is proposed to the southern side of this structure and no side windows are proposed. Internally it is proposed to retain a utility and cloakroom at ground floor level and to create a study. At first floor level it is proposed to create a bedroom, bathroom and

hallway.

- 2.4. The garage is proposed to measure between approximately 4.3M and 4.5M in height to the ridge, between approximately 2.2M and 2.4M in height to the eaves, approximately 6.5M in width and approximately 5.4M in depth. The garage is proposed to be attached to the southern side of the proposed two storey side extension, would project forward of the building line of this structure and would be set down from the ridge and eaves. Two vertically boarded timber garage doors are proposed at ground floor level to the western front elevation, with a single timber door to the eastern rear elevation. Internally it is proposed to create a garage, which would be linked to the proposed study via an internal door.

3. RECOMMENDATION

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

1. **Statutory time limit.**
2. **In accordance with amended plans.**
3. **Walls to be of a rendered construction to match existing dwelling.**
4. **Slate roofs to match existing dwelling.**
5. **Natural stone lintels and sills to match existing dwelling.**
6. **Timber windows, doors and vertically boarded garage doors.**
7. **Windows and doors recessed to match existing dwelling.**
8. **Removal of permitted development rights.**
9. **The replacement of the glazed bi-fold doors with a ground floor window, details to be submitted.**

4. Key Issues

- The key issues are whether the development would conserve the character, appearance and amenity of the existing property, its setting, that of neighbouring properties, and the surrounding Conservation Area.

5. Relevant Planning History

- 5.1. Application WED1082374 was withdrawn in 1983 for 'extension to dwelling'.
- 5.2. Application WED0883345 was approved in 1983 for 'extension to dwelling'.
- 5.3. Application WED0995392 was approved in 1995 for 'extension to dwelling and erection of porch'.
- 5.4. Application DDD0396132 was approved in 1996 for 'Extension to dwelling and erection of porch'.

6. Consultations

- 6.1. Highway Authority: No objections.
- 6.2. Borough Council: No response received to date.

6.3. Parish Council: Objection.

7. Representations

7.1. No representations have been received to date.

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). GPS1 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 DS1 indicates that extensions to existing buildings in all settlements will be acceptable

in principle.

- 8.7. 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.
- 8.8. Policy L3 states that development must conserve and enhance any asset of archaeological, architectural, artistic or historic significance or its setting that has statutory designation or registration or is of other international, national, regional or local significance.
- 8.9. Policies LC4 and LH4 state that all domestic development must not harm the character, appearance and amenity of the existing building, its setting or that of neighbouring properties. GSP3 also requires a high standard of design in accordance with adopted design guidance.
- 8.10. Policies LT11 and LT18 require safe access provision and adequate parking arrangements.

Relevant Core Strategy (CS) policies: GSP1, GSP3, DS1, L1, L3

Relevant Local Plan (LP) policies: LC4, LH4, LT11, LT18

9. Assessment

Design/Use of the Buildings

- 9.1. The proposed scale, design and materials reflect adopted design guidance. The two storey extension would remain subservient to the house, as the roofline would be set down from that of the existing two storey extension and would be set back from the front building line. The use of matching render for the walls and an appropriately pitched slate roof would reflect the main dwelling, and the proposed fenestration would complement the style of the existing windows and doors. The garage would remain largely subservient to the house, as the roofline would be set down from that of the proposed two storey extension. The use of matching render for the walls and an appropriately pitched slate roof would reflect the main dwelling, and the proposed door and garage doors would complement the style of the existing windows and doors. Although the proposed additions are fairly substantial and the property has been extended in the past, the staggered design of the developments would minimise the impact on the dwelling. The proposed plans would improve the appearance of the property by introducing high quality additions and removing two unsightly outbuildings. A condition is required removing Permitted Development Rights as the threshold for the maximum appropriate level of development would be met, should the proposed developments be implemented.
- 9.2. The proposed use of timber bi-fold doors on the western elevation are considered an incongruous feature which do not reflect the age or style of the property. The full door height glazed, double opening would be both an unacceptable juxtaposition next to a conventional door, and within the broader row of properties. It is proposed that a condition be used to prevent a double glazed door opening in this position and to require details of an alternative ground floor window be submitted.
- 9.3. Conditions are also required to ensure that the proposed developments are constructed using materials to match with timber windows, doors and vertically boarded garage doors, requiring windows and doors to be recessed to match the existing property, and for the surrounds to be of a natural stone construction to match. These conditions would also apply to a proposed replacement window and the filling in of a window opening in the existing dwelling. These conditions are required in the interests of the character and appearance of the development.
- 9.4. Litton Parish Council was consulted on this application and objected. It was stated that ‘the

proposed size of the extension would add further to the break-up of the unified appearance of the row of cottages. The cumulative effect of this will also reduce both the historic and architectural character of the Conservation Area’.

- 9.5. It is acknowledged that the proposed level of development is considerable, however, the staggered design of the proposal would minimise the impact on the dwelling and the surrounding Conservation Area. The proposed plans would also improve the appearance of the property by introducing high quality additions, removing two unsightly outbuildings and thereby reducing the level of sprawl across the site. As such, it is considered that the proposed plans are not excessive in scale and would result in improvements to the appearance of the site and the surrounding Conservation Area.

Character/Landscape

- 9.6. The proposed additions would improve the character of the site and the surrounding landscape. As previously stated, Litton Parish Council stated that the plans would result in an adverse impact on the site and the surrounding Conservation Area. In response to these comments, the plans would reduce the level of sprawl across the site through the removal of two unsightly outbuildings. The proposed plans would improve the appearance of the property by introducing high quality additions, and the staggered design of the developments would minimise the impact on the dwelling and the surrounding Conservation Area. The proposed plans would therefore improve the character of the site and the surrounding landscape.

Amenity

- 9.7. The proposed location, scale and form of the proposed developments would not result in any adverse impact on neighbouring properties. Although the proposed level of development is fairly extensive, the additions would be situated several metres away from any neighbouring dwellings. As such, there would be no issues in terms of overshadowing or an overbearing impact. A first floor window is proposed to be added to the Western rear elevation, however this is proposed to be obscure glazed to prevent any issues with overlooking. A condition shall be imposed requiring obscure glazing to this window, and there would be no issues with overlooking from any of the other windows that are proposed. The appropriate design and materials would ensure that there would be no adverse visual impact for neighbours as a result of these plans, and there have been no objections from neighbours to these plans.

Highway Considerations

- 9.8. Given the scale of the proposed developments and their relationship to the existing property and neighbouring properties there are no concerns that the proposed developments would result in any significant impact in terms of highway matters. Access to the site would remain unaffected and ample parking provision would remain. DCC Highways was consulted on this application and raised no objections.

10. Conclusion

- 10.1. The proposed amended plans are appropriate in terms of scale, form and materials, subject to the imposition of conditions. The developments would conserve the character, appearance and amenity of the existing building, its setting, that of neighbouring properties, and the surrounding Conservation Area. Therefore in the absence of any other material considerations the proposals are considered to be acceptable and in accordance with the development plan and accordingly are recommended for approval subject to conditions.

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 and Job Title

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