

**17. FULL APPLICATION - INSTALLATION OF STUDIO IN THE FRONT GARDEN AT CRIEFF, ASHOPTON ROAD, BAMFORD (NP/HPK/0418/0329, P.6199, 420441 / 384110, 17/04/2018/ AM)**

**APPLICANT: MR & MRS D M ALLWOOD**

**1. Site and Surroundings**

- 1.1. Crieff is a semi-detached bungalow located on Ashopton Drive north of Bamford. The land slopes upwards to the east on the site away from Ashopton Drive.
- 1.2. The property is constructed from coursed gritstone under a hipped roof clad with blue slate. The property is situated in the middle of the plot with a driveway and sloping lawn to the front and garden to the rear.
- 1.3. Access to the property is from Ashopton Drive. The nearest neighbouring properties are known as 'The Ridge' to the south and 'Bryn Tor' to the north.

**2. Proposal**

- 2.1. The erection of a building to the front of the existing dwelling to be used as a painting studio ancillary to the existing dwelling.
- 2.2. The plans show that the building would be 3m by 2.5m, 1.94m to eaves and 2.84m to ridge. The walls of the building would be timber painted a dark recessive colour, the pitched roof would be clad with slates. There would be glazed windows and doors to the north (front) and east facing elevations with aluminium frames finished anthracite grey. One roof light would be sited in the south (rear) elevation.
- 2.3. Planning permission is required because the building would be sited forward of the principal elevation of the dwelling.

**3. RECOMMENDATION**

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

- 1. Statutory time limit for implementation.**
- 2. In accordance with submitted plans.**
- 3. Timber walls to be painted dark green at the time of erection and window and door frames to be finished anthracite grey.**

**4. Key Issues**

- The impact of the proposed development upon the character, appearance and amenity of the existing building, its setting and neighbouring properties.

**5. Relevant Planning History**

- 5.1. 2013: NP/HPK/1212/1259: Planning permission granted conditionally for construction of hardstanding in front garden.
- 5.2. 2018: ENQ 32141: Pre-application enquiry in regard to proposed garden shed.

- 5.3. Officers advised that the initially proposed flat roofed shed would be unlikely to be acceptable. A more conventional shed with smaller windows and pitched roof could be acceptable in principle provided it was dug down into the levels of the site. Or alternatively a shed to the rear of the property would likely be permitted development.

## **6. Consultations**

- 6.1. Highway Authority: No objection.
- 6.2. Borough Council: No response to date.
- 6.3. Parish Council: The Parish Council consider the proposal to be inappropriate at the location proposed, creating unattractive visual clutter, too easily seen from the road. The proposal would be more acceptable in the back garden.

## **7. Representations**

- 7.1. One letter in support of the application has been received to date.
- 7.2. The letter states that the proposal is acceptable but that a construction in the rear garden would be potentially obstructive to the views of neighbouring properties across to the edge. The proposal in the front garden would be unobtrusive given the size of the studio, the fall of the ground and the screening provided by vegetation in the garden and between the garden and the road.

## **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 and LC4 set 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. Policy LH4 allows for extensions and alterations to existing dwellings in principle provided that these do not detract from the character or appearance of the existing building, its setting or the amenity of neighbouring properties.
- 8.8. The Authority's adopted design guide and detailed design guide are relevant material considerations and therefore should be afforded weight in the determination of this application.

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

Relevant Local Plan (LP) policies: LC4 and LH4

### **9. Assessment**

- 9.1. The Authority's policies allow for extensions and alterations to dwellings in principle. The key issue is the impact of the development upon the character and appearance of the existing building, its setting and the amenity of neighbouring properties.
- 9.2. The proposed studio has been designed to reflect a timber garden shed in terms of size, form and materials with vertical glazing limited to the front and east elevations with dark grey frames. The design approach has followed pre-application design advice from Officers.
- 9.3. Concern has been raised by the Parish Council in regard to the siting of the building to the front of the property and that this would result in visual clutter and be visible from the road.
- 9.4. Officers acknowledge that in some cases it would be inappropriate to site sheds or other buildings to the front of properties. However Crieff is a relatively modern property set back from Ashopton Drive, a local road serving five properties and further set back from the A6013.
- 9.5. There is existing mature tree and hedge planting along the front boundary of the property and between the A6013 and Ashopton Drive which together will effectively foil the proposed building from public view points. The proposed building would also be 'dug into' the land which slopes away from the dwelling and be painted a dark recessive colour which would limit its visual impact further.

- 9.6. Officers therefore conclude that the proposed design and siting of the building is acceptable in terms of impact upon the existing building and its setting within the landscape.
- 9.7. Given the size of the building, the fact that it would be sited lower than the height of Crieff and neighbouring properties there are no concerns that the development would result in any loss of light to neighbouring properties or be overbearing. The use of the building for a painting studio or other ancillary domestic purposes would also be acceptable.
- 9.8. The proposed development would not affect the existing access or parking arrangements and therefore Officers agree with the Highway Authority that there are no objections on Highway Safety grounds.

## **10. Conclusion**

- 10.1. The proposed studio would be of an appropriate design and siting and would not detract from the character, appearance and amenity of the existing building, its setting or that of neighbouring properties. In the absence of any further material considerations it is concluded that the proposal is in accordance with the development plan.
- 10.2. The application is therefore recommended for approval subject to minor design conditions to secure materials and finishes.

## **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**

Adam Maxwell, North Area Senior Planner