

11. FULL APPLICATION – SINGLE STOREY SIDE EXTENSION TO EXISTING SEMI-DETACHED DWELLING, NEW FRONT PORCH, INTERNAL ALTERATIONS AND EXTERNAL LANDSCAPING AT 1 THE GABLES, THE NOOK, EYAM. (NP/DDD/0618/0480 SPW)

APPLICANT: MR AND MRS ROGER WILLIAMS

1. Site and Surroundings

2. 1 The Gables is one of a pair of semi-detached dwellings located on The Nook in Eyam. The site is within the designated Conservation Area. The dwelling occupies an elevated location, on higher land than much of the village because of this it is open to public view.
3. The site is a sloping site, the property already has a terraced area to the front.
4. As well as the adjoining dwelling there is another immediate neighbour (Old Edge House) a detached dwelling. This has a terrace to the front, and a small yard area to the rear with off street parking and a seating area. Because of the topography this is built on a lower level than '1 The Gables'.
5. 1 The Gables is constructed of a mix of natural gritstone with render from first floor level to eaves, the render is painted white or off white. Its roof is clad with natural blue slate.

6. Proposal

7. The proposal is for a single storey side extension, a porch and external landscaping including a terrace.
8. The side extension is single storey and projects approx. 3.5m from the side, it is 5.2m long it is constructed of materials to match the existing, the walls being stone and the roof natural blue slate.
9. The porch is 2.5m wide and projects of the front elevation by approximately 1.6m, this is constructed of materials to match, with a mix of stone walls with a rendered section above.

10. RECOMMENDATION:

That the application be APPROVED subject to the following conditions or modifications.

1. **Standard time limit.**
2. **Development in complete accordance with the submitted plans P/01F, P/02F, P/03C, P/04E, P/05D, and specifications, subject to the following conditions or modifications.**
3. **Stonework natural gritstone to match the existing.**
4. **Where render is shown on the approved plans this shall be finished to match the existing render on the property.**

5. Timber windows painted white or off white and permanently so maintained.
6. The dining area window to the west facing elevation of the extension hereby approved shall be obscure glazed and non-opening and shall be permanently so maintained.
7. Any exposed walls/retaining walls for the terrace shall be faced with natural gritstone and permanently so maintained.
8. The roof shall be clad with natural blue slate to match the existing.
9. Remove permitted development rights for alterations to the west facing gable end of the extension hereby approved.

11. Key Issues

12. Design and amenity, impact on the character and appearance of the area and the significance of the Conservation Area.

13. History

14. Pre application advice in 2017 Enquiry 30646 – Pre application advice leading to a design which at the time officers felt was acceptable but later, following a site visit, found not to be by the case officer for design and amenity reasons.
15. NP/DDD/1217/1255 – A 2017 planning application for a two storey extension to the side of the dwelling was withdrawn following discussion with planning officers in which it was explained that there were concerns that the extension to the side would be overbearing on the neighbours and also some design issues.
16. In 2018 – following withdrawal of the application further advice was provided by the case officer on some revised plans for a single storey extension and porch. Officers had suggested a design should be explored which dug the extension into the ground to the lowest natural ground level. This has been resisted for functional reasons and also due to ground conditions. Nevertheless, the final scheme that officers were shown clearly incorporates details designed to address the amenity issues, which would need closer inspection during the course of any forthcoming application to assess the effectiveness of these measures.

17. Consultations

18. Highway Authority – No objections.
19. District Council – No response to date.
20. Eyam Parish Council – No response to date.

21. Representations

22. Six representations have been received. 4 in objection and 2 in support.
23. Objections are made on the following grounds –
 - Will affect the light and privacy of the neighbouring property Old Edge House.
 - No other property on The Nook has rooflights or patio doors to the front.

- The proposed porch will undermine the existing symmetry between the existing 2 semi-detached dwellings forming 1 & 2 the Gables. The houses are visible from most of the village and beyond, the proposed porch will change the historical and unique appearance drastically.
- The porch will affect the light into the living room of the adjoining property, their views and privacy (2 The Gables).
- May affect the access rights to the adjoining property (2 the Gables).
- Not entirely followed PDNPA pre app advice to drop the finished floor levels to the lowest natural ground levels, essentially digging the extension in.
- The entire house will be surrounded by vary large flat, paved terracing edged with railings.
- The application is inaccurate in some of its details and unsympathetic to its environment both in terms of the proposed extensions and the ground works.

24. The grounds for support are as follows –

- Considerable effort has been made by the applicants to address the various concerns. They have scaled back significantly their original ambition for a much larger extension and have made other concessions in order to create a design that is sympathetic to the immediate neighbourhood.
- Existing is a relatively small house on a relatively large plot. Housing market conditions could otherwise drive out young families, the vitality of the village would suffer without them.

25. Main Policies

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

27. Relevant Local Plan policies: LC3, LC4, LC5, LH4.

28. National Planning Policy Framework

29. The revised National Planning Policy Framework (NPPF) was published in July 2018 and replaced the 2012 NPPF 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.

30. Para 172 of the NPPF states that *'great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.'*

31. Peak District National Park Core Strategy

32. 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.

33. 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.
34. 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.
35. L3 Deals with Cultural heritage assets of archaeological, architectural, artistic or historic significance. Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their setting, including statutory designations and other heritage assets of international, national, regional or local importance or special interest. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, artistic or historic significance or its setting, including statutory designations or other heritage assets or international, national, regional or local importance.
36. Policies in the Core Strategy are also supported by saved Local Plan policies LC4, LC5 and LH4.
37. 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.
38. 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.
39. 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 historic or vernacular merit.

40. Design Guidance

41. 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.
42. 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.
43. 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.
44. 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 7.10 explains the smaller the parent building, the fewer the options for extension. A two storey rear extension to a small cottage is unlikely to be acceptable, even on the rear....
45. 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.
46. Para 3.5 explains that side extensions should take their cue from the front elevation alongside. Slightly setting back the extension is a way of reinforcing the dominance of the original building. Avoiding making the side extension too long or too high can help to avoid an extension looking like a pair of houses.
47. Further guidance is also provided in the Design Guide and detailed design guide for Alterations and Extensions in relation to amenity. The 'Design Guide' at paras 5.7 to 5.9 discusses amenity. It explains that Amenity relates to fundamental design considerations such as a sense of wellbeing or the avoidance of overlooking, overshadowing or unneighbourliness.

48. Assessment

49. Design and impact on the character and appearance of the original dwelling and its setting including the Conservation Area.
50. The design has been resolved to a point which officers feel is acceptable aesthetically and in which the amenity issues may be resolved but needed further consideration on site, particularly due to the sloping nature of the site and its relationship with Old Edge House.
51. The design is considered to be acceptable aesthetically because the single storey extension is clearly subordinate to the original dwelling, and will harmonise with the character of the original. It is noted that patio doors to a front elevation are not considered to be the norm, but the property has the majority of its amenity space to the front and in this case it is not considered to harm the character of the dwelling, so is acceptable. The porch is simple in design and form and reflects the character sought by the Authority's

Design Guide and Detailed Design Guide for Alterations and Extensions. Contrary to the representations that have been made Officers do not consider that it would detract from the character or appearance of the dwelling or its setting including The Gables seen together as a pair of semi-detached dwellings. The terracing proposed is not considered to be harmful to the character and appearance of the site or its setting either.

52. Considering the above officers consider that in aesthetic terms the proposals design will not harm the character or appearance of the original dwelling or its setting including the Conservation Area.

53. Amenity

54. Due to the change in levels between the site and the adjoining neighbour (Old Edge House) even a single storey extension has the potential to be overbearing. However officers consider that the proposed scheme has addressed this with its scale and massing and distance from the boundary. The extension would be at its nearest points approximately 2.8m from the boundary and 5.8m from Old Edge House itself. The extension angles away from the neighbours so the separation distances increase. Whilst the extension will clearly be seen from the property and its gardens it is considered that its scale and mass will not harm the amenity of the neighbouring property Old Edge House.
55. The neighbours (Old Edge House) have a side facing window which faces the proposed extension. This is a secondary window to the habitable room it serves; the main window to this room is on the front of the dwelling and larger than the secondary window. Given that it is a secondary window it affords less protection in planning terms, but still needs to be considered. However, it is not considered that the proposed scheme would adversely affect the outlook from this room. From within this room officers do not consider the proposal would be overbearing or significantly overshadow or affect natural light in the room. Similarly, because of its scale and massing, even with the changes in levels between the two properties the outdoor space of the neighbours is not considered to be adversely affected either by way of being overbearing, or affecting their privacy.
56. It is worth noting that there will be clear glazed windows in the porch and an alteration from a door to the hallway to a window in the elevation that faces Old Edge House. These are at a distance of approximately 14m. The alteration from a doorway to a window can be carried out using permitted development rights so there is a strong fall-back position to consider. Whilst these may enable some overlooking of the front garden of Old Edge House, at present it is not a private space, it is already open to view from the public highway (which is on lower ground) and the rest of 1 The Gables front garden. The introduction of these windows is not considered to significantly affect the privacy of this outdoor space (the front garden) and given the separation distances of approximately 14m to the side facing window, the separation distance is considered to be adequate, given it is a secondary side facing window, therefore no conditions are considered necessary. If the applicants or neighbours felt strongly about intervisibility between these windows then this may be able to be addressed with a boundary treatment.
57. The openings on the proposed western gable end are obscure glazed and these also need to be non-opening to prevent overlooking of Old Edge House's outdoor space at the rear and also via the aforementioned side facing window. Permitted development rights for inserting openings into the western gable end should be restricted to ensure that the extension is not altered as it has the potential to harm the neighbour's amenity by overlooking if these rights were retained.

58. The adjoining neighbour has also suggested that the proposed porch could harm their privacy, natural light and outlook. Given the relationship of the porch to the adjoining neighbours nearest window officers do not consider that their amenity will be affected.
59. It is noted that in the representations an issue was raised about the proposal potentially affecting a right of access, however the existing pathways will be retained and legal rights of access are not a planning consideration.
60. Considering the above officers do not consider that the proposal would adversely affect the amenities of the site or neighbouring properties.

61. Conclusion

62. The proposal offers a design which has been refined and is considered to be acceptable. The proposal will not harm the character or appearance or amenity of the original dwelling or its setting including neighbouring properties and will not harm the significance of the Conservation Area. Therefore, subject to the suggested conditions, the proposal is considered to be in accordance with the policies of the development plan.

63. Human Rights

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

65. Report Author

66. Steven Wigglesworth, Planner, North Team
67. List of Background Papers (not previously published)
68. Nil