

12. FULL APPLICATION – BIKE AND BIN STORE AT THE GREEN, MAIN STREET, CHELMORTON. (NP/DDD/0618/00504, P1135, TM)

APPLICANT: GILL AND DAVID CHAPMAN

1. Site and Surroundings

- 1.1. The Green is a traditional detached dwelling and an associated holiday let situated on the western side of Main Street, which is a built-up part of Chelmorton. The property is constructed from limestone, blue slate tiles and timber framed windows. The site is within Chelmorton's designated conservation area.
- 1.2. The nearest neighbouring properties to the proposed site are Nether Green 26m to the west, 1 and 2 Norwood are 18m to the east, Haywood 34m to south east, Swallow Barn 22m to the north west and The Smithy is 12m to the north.
- 1.3. St John the Baptist's Church is a grade II* listed building which is located 280m north east and Townend Farm is a grade II listed building situate 440 south west of the proposed site.

2. Proposal

- 2.1. The applicant seeks full planning permission for the erection of a single storey bike and bin store.
- 2.2. The proposed bike and bin store would be constructed with limestone walls, blue slate roof and timber doors. The proposed bike and bin store would be sited to the east of the dwelling house in line with the existing front boundary wall.
- 2.3. The proposed building would measure 4.75m wide by 2.9m deep. It would have a dual pitched roof with an eaves height of 2.2m and a ridge height of 3.1m. The building is to be divided into two sections, the bike section would be 2.4m wide (internally) and with two timber doors for easy access and the bin section would be 1.7m wide and with a single timber door.

3. RECOMMENDATION

To APPROVE the application subject to the following 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 plans.**
- 3. All new stonework including lintels, sills, quoins and surrounds shall be in natural stone, coursed, laid and pointed to match the existing dwelling house.**
- 4. The new roofs shall be clad with natural blue slate to match the dwelling house. The roof verge(s) shall be flush cement pointed, with no barge boards or projecting timberwork.**

4. Key Issues

- The principle of development
- The impact on the appearance of the host property, the character of the Conservation Area and the special qualities of the National Park
- The impact on the amenity of neighbouring properties.

5. Relevant Planning History

- 5.1. PE\2018\ENQ\32646 – Pre-application enquiry for a proposed single storey detached store. Two different designs were submitted one with a single pitch lean-to style roof and the other a dual pitched roof. It was felt that dual pitched roof design had a more traditional style. This design would not be too large and being tied into the boundary wall would ensure that fits in with the surrounding area. The modest scale of the shed built with traditional materials means that it will have minimal impact on the site itself and the surrounding area, and will not be visually intrusive, and is unlikely to give rise to any amenity issues.
- 5.2. NP/DDD/1105/1053 – Retrospective application for conversion of cart shed to holiday unit. Granted conditionally – December 2005
- 5.3. DDD0102010 – Conversion of cart shed to additional living accommodation. Granted Conditionally March 2002

6. Consultations

- 6.1. Derbyshire County Council (Highways) – No response to date.
- 6.2. Derbyshire Dales District Council – No response to date.
- 6.3. Chelmorton Parish Council – Object to this application in respect of its position on the street frontage of the property. They are concerned about the apex height and the impact of the parking and access to the holiday cottage. The facility would be better positioned away from the roadside to avoid these concerns.

7. Representations

- 7.1. During the consultation period, the Authority has not received any representations regarding the proposals.

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 24 July 2018 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 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.’*

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 as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone..

Local Plan

- 8.7. Local Plan Policy LC4 requires that the detailed treatments of development is of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area.
- 8.8. Local Plan Policy LH4 states that development is permitted provided that they do not detract from the appearance or amenity of the original building, its setting or neighbouring buildings.
- 8.9. Local Plan policy LC5, states that applications for development in a Conservation Area, or for development that affects it’s setting or important views into or out of the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.

Relevant Core Strategy (CS) policies: **GSP1, GSP2, GSP3, GSP4, L1.**

Relevant Local Plan (LP) policies: **LC4, LH4, LC5**

9. Assessment

Principle of Development

The application seeks planning permission for the erection of a single storey bike and bin store which would be sited to the front of the property. The store would be available to use by residents of the host dwelling and visitors to the associated holiday let. As noted in the Authority’s policies, in principle, extensions to dwellings and domestic ancillary buildings in the National Park are supported by the Authority provided that they are of a suitable design, scale, form and massing and do not raise any amenity issues upon the dwelling itself or any neighbouring properties.

The impact on the appearance of the host property, the character of the Conservation Area and the special qualities of the National Park

- 9.1. 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 proposed bin and bike store constructed from limestone, blue slate roof and timber doors would measure 4.75m long by 2.9m wide. It would have a dual pitched roof with an eaves height of 2.2m and a ridge height of 3.1m.
- 9.3. The building is to be divided into two sections, the bike section would be 2.1m and with two timber doors for easy access and the bin section would be 2m and with a single timber door
- 9.4. It is acknowledged that the site for the proposed bike and bin store is a prominent position next to the boundary wall. However the adopted appraisal for Chelmorton conservation area appraisal notes that the majority of houses in this area front onto the street. Buildings that are sited adjacent the road frontage are a strong character of this part of the Conservation Area. The nearest neighbouring property to the east of site The Smithy fronts onto the street and so does the school next to The Smithy. Therefore, the siting of the proposed building would tie in with the local vernacular.
- 9.5. The proposed building is a small traditional outbuilding of modest scale and would be constructed from traditional materials. It is considered that it would fit comfortably into the street scene and would not detract from the Conservation Area.
- 9.6. Chelmorton Parish Council object to this application in respect of its position on the street frontage of the property and have raised concerns about the apex height and the impact of the parking and access to the holiday cottage. The parish council state that the facility would be better positioned away from the roadside to avoid these concerns.
- 9.7. Pre-application advice was sought and two different designs were submitted. One design had a mono pitched roof with the slope facing the street. The other was a dual pitched roof, the same as the submitted application. The dual pitched roof design was considered to be more appropriate for this location and the applicant was advised to proceed with that design. The roof has a ridge height of 3.1 metres, which is considered to be appropriate for an outbuilding of this type. As discussed above, it is considered acceptable in this instance for the building to be positioned next to the road frontage as this would reflect the existing character of the locality.
- 9.8. With regard to the impact of the parking and access to the holiday cottage, the holiday cottage has its own access, a private path which can be accessed from the Main Street. Ample parking is provided for both The Green and the holiday cottage. The proposed bin and bike store would be built on the garden area that leads up to the boundary wall, so would not affect the parking or access.
- 9.9. The modest scale of the bike and bin store built with traditional materials means that it will have minimal impact on the site itself and the surrounding area, and will not be visually intrusive. It would not have any impact on St John the Baptist's Church is a grade II* listed building or Townend Farm is a grade II listed building.
- 9.10. It is considered that the position and the proposed form and massing of the bike and bin store would not have a detrimental effect on the character and appearance of the property or its setting and would preserve the character of the Conservation Area in accordance with policies GSP3, DS1, LC4, LH4, LC5 and guidance in the SPD.

- 9.11. The site is in a built-up residential area and the bike and bin store is relatively small scale. As such, it is considered that the proposed development would not have a significant impact on the wider landscape character. Therefore it is considered that the proposal complies with the requirements of GSP3, L1, LC4 and LH4.

The impact on the amenity of neighbouring properties.

- 9.12. The bike and bin store would be sited to the front of the property next to the boundary wall and the nearest neighbouring properties are Nether Green 26m to the west 1 and 2 Norwood are 18m to the east, Haywood 34m to south east, Swallow Barn 22m to the north west and The Smithy is 12m to the north.
- 9.13. 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 proposal is considered to accord with policy LC4 in this respect.

10. Conclusion

- 10.1. The proposed bike and bin store would not have an adverse impact on the character and appearance of the dwelling, its setting or the wider area.
- 10.2. The proposed development would preserve the character of the Conservation Area and the setting of the nearby listed buildings. The proposals are therefore considered to be in line with the requirements of GSP1 and GSP3, LC4, LH4 and LC5; nor will they have an unacceptable impact on the amenities of the locality and the nearest neighbouring properties, therefore there would be no effect on the amenities of neighbouring properties.
- 10.3. The proposal is in accordance with the relevant policies and guidance, therefore the current application is recommended for approval subject to conditions securing compliance with the plans and design details.

11. Human Rights

None

12. List of Background Papers (not previously published)

None

Report Author and Job Title

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