

8. FULL APPLICATION – FIRST FLOOR EXTENSION OVER AN APPROVED GROUND FLOOR EXTENSION, BOWLING GREEN COTTAGE, PEAK FOREST (NP/HPK/0618/0533, P.2885, 411537 / 379190, 20/06/2018/ CW)

APPLICANT: MR FLETCHER

1. Site and Surroundings

- 1.1 Bowling Green Cottage, located in Peak Forest, is part of a run of former agricultural buildings converted to residential use, for which permission was obtained in 1998. The dwellings are constructed of limestone under a blue slate roof. The existing garage (to the north of Bowling Green Cottage) is of traditional construction faced in limestone with a natural blue slate roof. Access is off Hernstone Lane, the main A623 road running through Peak Forest. A public footpath also runs along this access track.
- 1.2 Previous planning application NP/HPK/0709/0658 gave permission for the ground floor extension to the north gable of the building over which a proposed first floor extension is now the subject of this application. This application also permitted an extension to the garage.

2. Proposal

- 2.1 The erection of a first floor extension, over an already approved ground floor extension.
- 2.2 The extension would be to the north gable of the original building. The extension would have a gabled roof and would be built with materials and windows to match the main building. This extension would provide space for a bedroom.
- 2.3 The application also seeks to add a gabled porch doorway to the front (i.e. west) elevation of the original building.

3. RECOMMENDATION:

That the application be REFUSED for the following reason:

1. **It is considered that by virtue of its form, design and siting that the proposed development would harm the character and appearance of the existing building and Conservation Area contrary to Core Strategy policies GSP1, GSP2, GS3, DS1, L1 and HC4 saved Local Plan policies LC4, LC5 and LH4 the Authority's adopted design guidance and the National Planning Policy Framework.**

4. Key Issues

Whether the development is acceptable in principle subject to design and amenity considerations. As the proposal sits within the Conservation Area, does it also preserve, and where possible enhance, the character and appearance of the Conservation Area.

5. History

1998: Planning permission granted for conversion to dwellings.

2000: Planning permission granted for garage.

2009: Planning permission for single storey extension to dwelling and extension to garage.

6. Consultations

Highway Authority – No response to date.

District Council – No response to date.

Parish Council – Recommend approval, support this planning as part of encouraging a young family to continue to live in the village and assisting in the longevity of this community.

7. Representations

7.1 Two representations were received supporting the application which make the following points which are material planning considerations:

- Renovation work already undertaken has been an high standard, enhancing the area
- The proposal is entirely in keeping with the style of the property, and if anything would serve aesthetically to 'even up' the row.
- The extension would also improve screening between the rear garden and the main road.
- The Peak Park has a large number of very small properties, and many large country houses, but housing stock for regular family homes can be very limited in some of the villages.
- It is essential that the National Park continues to be somewhere people can work and live.

8. Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1 and L1

Relevant Local Plan policies: LC4, LC5, and LH4

National Planning Policy Framework

8.1 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. A revised NPPF was published on 24 July 2018. 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.

8.2 Paragraph 172 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.'

8.3 Paragraph 172 includes footnote 54, which notes that further guidance on how National Parks should be managed is provided in the English National Parks and Broads: UK Government Vision and Circular 2010 (the Vision and Circular).

- 8.4 Paragraph 83 states that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas.
- 8.5 Chapter 12 of the revised NPPF, “Achieving well-designed places”, sets out the Government’s policy on design: *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. Paragraph 130 states: *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”*.

Development Plan policies

- 8.6 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.
- 8.7 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.
- 8.8 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.
- 8.9 Saved Local Plan Policy 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.
- 8.10 The above policies are supported by LC4, which requires a high standard of design which respects and conserves the landscape, built environment and other valued characteristics of the local area. It goes on to state that consideration will be paid to the scale, form and massing of the proposal in relation to the existing building and its setting; design details and materials reflecting traditions of local buildings. The policy also pays particular attention to the amenity, privacy and security of the development and nearby properties. Policy LC5 details that applications for development in a Conservation Area should take into account the scale, height, form and massing of the development and existing buildings to which it relates.

9.0 Assessment

Principle

- 9.1 The existing building was granted permission for conversion from agricultural buildings to a

dwelling in 1998. Subsequent to this, planning permission was given in 2000 for a garage to the north of the converted building.

- 9.2 In 2009 the owners submitted an application for a two-storey extension attached to the north end of the building. During its determination, the Authority advised the applicant that a two-storey extension failed to harmonise with the character of the barn conversion and its setting within the village Conservation Area. It was felt that the extension would be dominant to the original building and would also be prominent from the roadside and the public footpath passing in front of the property, as well as exacerbating the landscape impact to the views beyond the property. Consequently plans for only a single storey extension were approved.
- 9.3 It is considered that the Authority's relevant policies remain consistent with those which the 2009 application was determined against and there is no other material change in circumstance, therefore the principle of this application for what is essentially the same proposal, cannot be supported.

Design and Landscape Impact

- 9.4 There are concerns over the design of this proposal. The proposed second floor addition would result in the extensions trying to 'blend' with the original converted building, rather than looking like a later addition. This would result in the extension no longer being subordinate to the original property, which was the aim achieved with the 2009 permission. It is therefore considered that the design of the extension does not harmonise to the original building, or the Conservation Area and is contrary to the Authority's adopted design guide which states that extensions should be secondary and subordinate. This is particularly important in this case where the existing building is a simple agricultural building converted sympathetically to preserve the character. To erode the character of the agricultural building with a two storey extension would compromise the decision that the Authority itself has already determined.
- 9.5 Furthermore the windows of the proposed extension are domestic in style with too regular an arrangement so therefore do not reflect the original agricultural character and appearance of the property, and create a confusing cottage style appearance, losing the integrity of the buildings roots. The extension would result in three windows in the one bedroom, which would not retain the solid wall to opening void ratio characteristics of this traditional building. In addition, it also appears that a very poorly proportioned window to the rear elevation of the ground floor extension is shown on the plans, which is a change from the 2009 permission.
- 9.6 The second floor extension would also result in the view past the buildings into the open landscape being reduced, further exacerbating the loss resulting from the ground floor extension and to the detriment of the street scene.
- 9.7 The gabled porch proposed to the front of the building, being an obvious domestic design is wholly out of keeping with the original building. These agricultural buildings, located to the rear of the main farmhouse, would have had a simple, unfussy, functional design related solely to their agricultural purpose. To add a porch at this location would unacceptably domesticate the building and be out of character with the high quality simple conversion.
- 9.8 Officers consider that the proposed first storey extension and porch would not be in accordance with the Authority's adopted design guidance and would result in the extensions as a whole having a greater and more dominant impact upon the original building. The proposed extensions would harm the character and appearance of the building contrary to policies GSP3, HC4, LC4, LC5 and LH4.

Amenity and Highway Safety

- 9.9 The proposed extensions would not result in any increase in the permitted number of residents at the property. There is ample parking space to accommodate the proposed development and it is considered that the proposal would not result in any substantial increase in activity, traffic or other issues such as waste over and above the existing.
- 9.10 Given the position of the proposed extensions to the north of the building and away from neighbouring properties which lie to the south, there are no concerns that the extension would lead to any loss of privacy or amenity to neighbouring properties.
- 9.11 Therefore it is considered that the proposed development would not harm the amenity, privacy or security of neighbouring properties or harm highway safety.

Other Considerations

- 9.12 Representations have been received outlining that the applicant family need the space to remain in the village. It is noted that the original ground floor extension is annotated on the plans as a study and it is therefore considered that internal reconfiguration of the floor space could be explored to meet the aspirations of the property owner. The original building has a floor space of approx. 143m², and the ground floor extension gave an additional approx. 14.5m². DCLG's 'Technical housing standards – nationally described space standard' (March 2015) outlines that the minimum standard for a 4-bedroom house is 100m² (including storage space).
- 9.13 Putting aside personal circumstance, the National Park has the highest level of landscape protection, and this proposal is contrary to the Authority's policies in relation to design and conservation policies.

10. Conclusion

- 10.1 It is therefore concluded that the proposed extensions by virtue of their form, massing and design would harm the character and appearance of the existing building and the Conservation Area, contrary to relevant development plan policies and adopted design guidance.

11. Human Rights

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

List of Background Papers (not previously published)

Nil

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