

10. FULL APPLICATION – PROPOSED ALTERATIONS AND EXTENSIONS OF AN EXISTING DWELLING AND ASSOCIATED WORKS AT BELPHEGOR, HUNGRY LANE, BRADWELL, DERBYSHIRE, S33 9JD (NP/DDD/0918/0868).

APPLICANT: MRS J WILDGOOSE

Site and Surroundings

1. The property concerned is Belphegor, located on Hungry Lane in Bradwell. This is a detached bungalow, situated at an elevated position above the centre of the village. The dwelling is non-traditional single storey building, and is constructed using coursed artificial limestone (grey 'artstone') with a pitched tile roof and uPVC windows and doors. The property has a long rectangular-shaped footprint, with an integrated garage to the Eastern side elevation and a lean-to timber conservatory to the Western side elevation. The property incorporates extensive levels of glazing to the Northern front and Southern rear elevations, with a terrace area to the West side of the property.
2. A sizeable garden surrounds the property and a driveway is situated to the East of the site. The Northern front garden and Southern rear gardens are situated on an incline, due to the gradient of the site. Extensive planting is situated within the rear garden, and a mature tree is situated to the East of the site. Stone walls and areas of foliage form the boundaries to the site and access to the property is via the driveway leading from Hungry Lane.
3. A neighbouring residential property is situated to the North of the site, the roadway of Hungry Lane is situated to the East of the site, a footpath is situated to the South of the site, and the residential curtilage of a neighbouring property is situated to the West of the site.

Proposal

4. Alterations and extensions to the dwelling and associated works. The proposed plans have been amended from those originally proposed.

RECOMMENDATION:

That the application be approved subject to the following conditions or modifications:

1. Commence development within 3 years.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans: Application Form, Design and Access & Heritage Assessment, Site Location Plan, 1728-01, 1728-02, 1728-03, 1728-04, 1728-05, 1728-06.
3. The walls shall be of a natural limestone construction.
4. The roof shall be clad with Hardrow 'old stone' tiles.
5. The windows and doors shall be of uPVC construction.
6. The windows and doors shall natural stone surrounds.
7. The windows and doors shall be recessed to match the existing.

Key Issues

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

History

6. There is no history relevant to this application.

Consultations

7. Highway Authority – No objections.
8. District Council – No comments
9. Parish Council – Objection indicating that policy T2 from the Bradwell Neighbourhood plan states that the removal of any current car parking facilities, both public and private, will be strongly opposed.

Representations

10. No representations have been received in relation to this application.

Main Policies

11. Relevant Core Strategy policies: GSP1, GSP3, DS1, L1
12. Relevant Local Plan policies: LC4, LH4, LT11, LT18
13. 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
14. 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.
15. National Planning Policy Framework
16. 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.

17. Paragraph 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.'
18. Development Plan Policies.
19. 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.
20. 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.
21. Policy DS1 indicates that extensions to existing buildings in all settlements will be acceptable in principle.
22. 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.
23. Policy LC4 states that development must not harm the character, appearance and amenity of the existing building, its setting or that of neighbouring properties.
24. 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.
25. LT11 and LT18 require safe access provision and adequate parking arrangements.
26. Policy of the Bradwell Neighbourhood Plan states that the removal of any current car parking facilities, both public and private, will be strongly opposed.

Assessment

27. The proposal is for alterations and extensions to an existing untraditional dwelling and associated works. The original submitted plans showed a slightly different design and incorporated a glazed corridor to the rear. Concerns were raised by officers with regard to the submitted design details with the agent resulting in amended plans omitting the glazed corridor and a front gable from the plans, as well as reducing the level of glazing to the front elevation.
28. The amended application is for a development of the same description. It is proposed to extend the Eastern half of the property by raising the roof and converting the integrated

garage to additional living accommodation. The front eaves and ridge heights are proposed to be raised in order to provide sufficient space for accommodation within the roof. This extended side of the property is proposed to be clad in natural limestone to the front and side elevations and a pair of rooflights are proposed within the roofline to the front. The existing window openings to the front elevation of the extended section are proposed to be retained, however the windows are proposed to be replaced by sets of uPVC casement windows with natural stone surrounds. The garage door to the Eastern side elevation is also proposed to be replaced by a pair of uPVC casement windows with stone surrounds and a further pair is proposed at first floor level. All of the other windows within the property are proposed to be replaced by uPVC casement units. Six rooflights and an extraction flue are proposed within the roofline to the Southern rear elevation.

29. Internally, it is proposed to provide a living/dining area, snug, utility room, larder, kitchen and store at ground floor level, with a bedroom and further accommodation at first floor level.

30. Character/Landscape

31. It is not considered that these plans would result in any adverse impact on the character, appearance and amenity of the building, its setting, or the surrounding area. The proposed extension would improve the character of the property within the street scene as a result of the Eastern side of the property being clad in limestone. It is not considered that the raising of the height of this side of the dwelling would result in any adverse impact on the character of the building, as this would be a relatively modest increase that would appear in keeping with the host property. The alterations to the fenestration within the extended part of the property would improve the aesthetics of the dwelling, and the proposed new windows and doors across the rest of the building would also represent an improvement.

32. The scheme would have benefitted from the increase in height and limestone cladding covering the entirety of the property, but the agent handling this application was not prepared to make these alterations. This could potentially take place in the future however, which was a supporting reason for the requested omission of the front gable end. This would have represented an intrusive, off-centre feature out of keeping with the local building tradition, an impact which would have been exacerbated should this further development take place in the future. It was also considered that the scheme would benefit from a further reduction in glazing, however the agent handling the application was not prepared to make this alteration. Overall it is not considered that the reluctance of the applicant to introduce the increase in height and limestone cladding across the entirety of the property or to reduce the level of glazing would be sufficiently harmful to this non-traditional dwelling to warrant refusal. Furthermore it is worth highlighting that the new fenestration is proposed within existing openings, and that this could potentially take place under permitted development.

33. The proposed scale, design and materials reflect adopted design guidance. It is considered that conditions should be imposed requiring natural limestone walls, a Hardrow tiled roof, UPVC windows and doors, and for windows and doors to have natural stone surrounds and to be recessed to match the existing. These conditions are required in the interests of the character and the appearance of the development.

34. Amenity

35. It is not considered that the proposed plans would result in any significant issues for neighbouring properties. The only property situated in close proximity to the building is 'Windy Ridge', the neighbouring dwelling to the North of the site. There were some concerns that the front gable initially proposed in the submitted plans may have resulted

in some minor issues with overlooking, however this aspect of the scheme has now been omitted from the plans. It is not considered that the relatively modest increase in height would result in any issues in terms of overshadowing or an overbearing impact for 'Windy Ridge'. There are no other properties situated in close enough proximity to be affected by these plans.

36. Other Matters

37. It is not considered that the nature of this development would result in any adverse impact in terms of highway, environmental or other matters. There have been no objections from the Highways Department or any other statutory consultees. The existing integrated garage is proposed to be converted to residential use as part of these plans, however ample parking provision would remain on site for several cars.

38. A letter of objection has been received from Bradwell Parish Council, indicating that policy T2 from the Bradwell Neighbourhood plan states that the removal of any current car parking facilities, both public and private, will be strongly opposed. In response to these comments, it is acknowledged that the existing integrated garage is proposed to be converted to residential use as part of these plans. Ample parking provision would remain on site for several cars and it should also be noted that this alteration could potentially take place under Permitted Development rights. Furthermore the Highway Authority has raised no objections to the proposals. Whilst the proposal is strictly in conflict with policy T2 of the Neighbourhood Plan, these proposals would not result in any issues with regards to parking. These matters were highlighted to Bradwell Parish Council; however they decided to maintain their objection.

Conclusion

39. The proposed amended plans are appropriate in terms of scale, design, form and materials, subject to the imposition of conditions. The development would conserve the character, appearance and amenity of the existing property, its setting, that of neighbouring properties, and the surrounding area. There would be no issues in terms of parking or highway safety, and there have been no objections from the Highways Authority. Therefore in the absence of any other material considerations the proposal is considered to be acceptable and in accordance with the development plan and accordingly is recommended for approval subject to conditions to secure the amended plans and to specify detailing and materials.

Human Rights

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

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Joe Freeguard, Planner