

11. FULL APPLICATION – SINGLE STOREY REAR LEAN-TO EXTENSION AT WILLOW CROFT, DIRTY LANE, GREAT HUCKLOW, DERBYSHIRE, SK17 8RG. NP/DDD/1018/0878

APPLICANT: MRS GRAFTON

Site and Surroundings

1. The property concerned is Willow Croft, located on Dirty Lane in Great Hucklow. This is a detached former barn that has been sensitively converted to residential use and is located in Great Hucklow Conservation Area. The property is of a natural stone construction with a pitched slate roof and timber windows and doors. The Eastern, front elevation is set back slightly from Dirty Lane with a small garden situated between the property and the road. A single storey lean-to garage extension is attached to the Northern gable end of the property. A further single storey lean to extension is attached to the rear of the property, to the South West corner of the dwelling. Both of these additions are constructed using materials to match. A further pitched roof conservatory is attached to the Northern side of the rear extension, with a valley gutter running between this addition and the host property. This conservatory has been added without Planning Permission, however due to the passage of time the structure has become lawful.
2. The property is situated within a triangular shaped plot of land, set over a relatively flat gradient. Extensive areas of garden surround the dwelling, with the majority of the outdoor amenity space situated to the North and West of the site. The areas of garden are largely covered by grass and areas of planting, and a glazed summer house is situated within the rear garden. Vehicular access to the property is via a driveway to the North of the site, leading from Dirty Lane. The entrance to the driveway is set back from the road, where timber gates are located.
3. A field is situated to the North and West of the site, the roadway of Dirty Lane is situated to the East of the site, and a neighbouring residential property is situated to the south of the site.

Proposal

4. A full application has been made for a single storey rear lean-to extension which would replace the conservatory and extend across the whole of the remaining original rear wall of the dwelling and butt up against the existing rear lean to extension.

RECOMMENDATION:

That the application be REFUSED for the following reason

The excessive scale and glazing, poor design and dominant massing of the proposed extension would result in an adverse impact on the character and appearance of the property, its setting and the wider Conservation Area. The proposed plans would not be sympathetic or subservient to the original building or limited in size, would not respect, conserve and enhance the valued characteristics of the site or the surrounding landscape, and would harm the character and appearance of the existing building and its setting. The proposed extension and alterations appear overly domestic in character, and would result in the character of the original property and its setting being neither respected nor retained. As such, this application is contrary to the Extensions and Alterations SPD, the Design Guide and Policies GSP3, L1, LC4 and LH4 of the Peak District National Park Core Strategy.

Key Issues

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

History

6. 2004 – Approval of Application WED1287534 for ‘conversion of barn to dwelling’.
7. 2004 – Approval of Application NP/DDD/1203/0859 for ‘single storey extension to form breakfast area, hall, cloakroom, fuel storage tank’.
8. 2016 - A pre-application enquiry was made under reference PE\2016\ENQ\26040. It was advised that there may be scope for the provision of a single storey rear extension.

Consultations

9. Highway Authority – No objections.
10. District Council – No comments
11. Parish Council – Support the application.
12. PDNPA Archaeology – No objections – This building is already long converted and altered and already has a number of domestic and house-like domestic features – the chimney stack, the existing extensions – that we wouldn’t support these days with respect to retaining the agricultural character and historic interest and significance of converted traditional farm buildings.

Representations

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

Main Policies

14. Relevant Core Strategy policies: GSP1, GSP3, DS1, L1, L3
15. Relevant Local Plan policies: LC4, LH4, LT11, LT18
16. 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
17. 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.
18. National Planning Policy Framework
19. 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 conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

20. 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.'

21. Development Plan Policies.

22. 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.
23. 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.
24. Policy DS1 indicates that extensions to existing buildings in all settlements will be acceptable in principle.
25. 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.
26. Policy L3 states that development must conserve and enhance any asset of archaeological, architectural, artistic or historic significance or its setting that has statutory designation or registration or is of other international, national, regional or local significance
27. Policy LC4 states that development must not harm the character, appearance and amenity of the existing building, its setting or that of neighbouring properties.
28. 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.
29. LT11 and LT18 require safe access provision and adequate parking arrangements.

Assessment

30. An application has been made for a single storey rear lean-to extension. The existing rear conservatory is proposed to be demolished and replaced by this structure. The extension is proposed to be attached to the northern side of the existing single storey lean-to rear extension. The extension is proposed to be constructed using materials to match, with a shallow lean-to roof. A row of six bi-fold doors are proposed to the western rear elevation, with two rooflights proposed within the roof. A timber door is proposed to the northern side elevation, and the southern side of the structure is proposed to wrap around the existing rear extension. The extension is proposed to exceed the depth of the existing rear extension and would thus partly wrap around the front corner to overlap onto the existing lean-to. It would measure approximately 3.8M in height to the apex, 2.6M in height to the eaves, 8.4M in width and 3.6M in depth. The extensions cumulatively would result in almost the entirety of the rear of the property being covered over at ground floor level. Internally it is proposed to create a garden room. It is also proposed to replace a rear window in the existing rear extension with a pair of glazed doors.

31. Character/Landscape

32. The proposed scale and design do not reflect adopted design guidance. The Extensions and Alterations SPD states that extensions should be sympathetic, subservient to the original building, and limited in size. The Design Guide also states that *'the guiding principle behind the design of any conversion should be that the character of the original and its setting should be respected and retained'*. The proposed plans would result in almost the entirety of the rear of the property being covered over at ground floor level. As such, this proposal is considered to be excessive in scale and not subservient to the host property. The extension would also project beyond the rear of the existing extension, with an unattractive wrap-around feature that would have an adverse impact on the character of the property. The proposed extension is over-glazed and poorly detailed, with a roof pitch that neither reflects the host property nor the existing rear extension. The proposed extension appears overly domestic in character and would result in the conversion of this barn being compromised. The proposed extension would result in the character of the original property and its setting neither being respected nor retained. The replacement of a rear window in the existing rear extension with a pair of glazed doors is also considered to be an overly domestic feature that would introduce an excessive level of glazing. The proposed additions and alterations are of an unacceptable scale and design quality, and the proposed fenestration relates poorly to the existing dwelling,

33. It is acknowledged that there may be scope for the erection of a single storey rear extension. Extensive consultation has taken place with the agent handling this application in order to prompt suitable amended plans, but to no avail. It is acknowledged that the existing rear conservatory is an unattractive feature, and the property would benefit from this addition being demolished or replaced. It is considered that there is potential scope to provide an appropriate single storey lean-to extension with approximately double the footprint of the conservatory. However, the agent handling this application was not prepared to reduce the scale of development to this level.

34. Amenity

35. It is not considered that the proposed location, scale or form of the extension would result in any adverse impact on neighbouring properties. Neighbouring properties are situated a significant distance away, and as such there would be no issues in terms of overlooking, overshadowing or an overbearing impact.

36. Other Matters

37. Given the location of the proposed extension and its relationship to the existing property

and neighbouring properties there are no concerns that the proposed development would result in any significant impact in terms of highway or environmental matters.

Conclusion

38. The scale, design and massing of the proposed would result in an adverse impact on the character and appearance of the property, its setting and the wider Conservation Area. This application is contrary to the Extensions and Alterations SPD, which states that extensions should be sympathetic, subservient to the original building, and limited in size. It is contrary to the Design Guide, which states that 'the guiding principle behind the design of any conversion should be that the character of the original and its setting should be respected and retained'. It is contrary to Policy GSP3, which states that 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, and design in accordance with the National Park Authority Design Guide. It is contrary to Policy L1, which states that development must conserve and enhance valued landscape character and valued characteristics, and Policies LC4 and LH4, which state that all domestic development must not harm the character, appearance and amenity of the existing building or its setting.

Human Rights

39. 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

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