

11. FULL APPLICATION – ERECTION OF STABLES AND STORE AT WESTFIELD, PINFOLD HILL, CURBAR (NP/DDD/1118/1065 SPW)

APPLICANT: MRS G BUCK

Site and Surroundings

1. Westfield is a detached single storey bungalow located in Curbar. It is accessed off Pinfold Hill but set back from the road. The property has a long driveway with ample parking and there is also a garage. Recently a riding arena has been constructed on the land between the road and the dwelling.
2. The immediate neighbouring properties are Summerleigh and Hill View which are residential dwellings.
3. Westfield is constructed of a mix of natural gritstone walls and some timber cladding, its roof is concrete tiles. It has white fascias, bargeboards and gutters.
4. The site for the proposed store and stable are outside the Conservation Area, however the Conservation Area boundary runs along the road Pinfold Hill and further west into land in the ownership of the applicant. The site is open to view from within the Conservation Area.

Proposal

5. The proposal is to erect a stable building and store. The stable building is proposed to be a detached structure providing 3 stables, constructed from timber. Initially it was proposed to clad the roof in black onduline sheets, but amended plans now show the roof to be clad with timber shingles and the timber to be finished matt black. Its dimensions are 10.95m x 4.5m (including the overhang). They have an eaves height of 2.25m and a ridge height of 3.1m.
6. The store is a lean to structure, constructed of timber. Again, the initial proposal to use a black onduline roof have been amended and new plans now show the roof to be clad with concrete tiles to match the existing and the timber to be finished matt black.
7. The stables are to accommodate three horses for the applicant's private use, and the store is for feed and hay.

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 'P3 B' and specifications, subject to the following conditions or modifications.**
3. **The timber shall be finished in a matt black paint or stain and shall be permanently so maintained.**
4. **The roof of the stable hereby approved shall be clad with timber shingles and shall be permanently so maintained.**

- 5 The roof of the store hereby approved shall be clad with materials to match the existing roof of the dwelling.**
- 6 Any additional lighting attached to the stable or store shall be operated only on a motion sensor basis between 7pm and 7am.**
- 7 The stables hereby approved shall be ancillary to the existing dwelling 'Westfield' for the private use of the occupants only and shall not be used for commercial stabling or livery. The existing dwelling and the stables shall remain within the same planning unit.**

Key Issues

8. Design, amenity, and impact of the proposal on the significance of the nearby Conservation Area.

History

9. 2018 - Enforcement enquiry in relation to 'Sand and Sawn Polished Concrete' business operating from the premises. This was closed following investigations from PDNPA enforcement team who found no breach of planning control.
10. 2017 - Enquiry in relation to whether planning permission is required for the erection of a temporary stable within the curtilage. No pre application fee had been paid and no advice is recorded.
11. 2017 - Enforcement Enquiry in relation to the riding arena and fencing. This was closed following investigations from PDNPA enforcement team who found no breach of planning control. This followed an earlier enquiry 17/0078 which explains the Horse riding arena is considered to be permitted development and a replacement tree planting scheme has been agreed.
12. 2016 Planning Enquiry advising that a riding arena could be permitted development in their garden subject to some constraints.

Consultations

13. Highway Authority Derbyshire County Council – No objections subject to all use remaining private and ancillary to Westfield.
14. Derbyshire Dales District Council – No response to date
15. Curbar Parish Council – Object to the positioning of the stable and store as they would have an adverse visual impact due to the large extent of vertical timber boarding visible from the road and adjacent properties.
16. The existing east elevation of random stone walling would disappear and be replaced by the wooden boarding of the store room.
17. Consider the character of the dwelling could be retained by turning the store room round 90 degrees, with the longer side facing directly across the yard to the stable. The eastern end of the store room could then be random stone walling in keeping with the dwelling.
18. Query whether the stable block be repositioned so it is set back from the dwelling?

Representations

19. One representation has been received it raises the following considerations.
- If permitted a S106 agreement should be used to ensure that building is restricted for use with the applicants own horses only, not for livery or riding school, or any other use.
 - The proposal is contrary to the emerging DPD policy DMR4D and would constitute an overly managed landscape exacerbated by the riding arena constructed under permitted development.
 - Security lighting has already been erected on the property and is on all night. Any additional security lighting will add to the light pollution in a small village in a national park and add to the detrimental environmental and biological effects of too much lighting at night. Any security lighting should be restricted to operation via movement sensors only.
 - Movement of feedstuff and waste material hauled to the site by tractor and trailer is by a narrow lane with almost no pavement and with much on street parking and pedestrian traffic.

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, L3, T7.
21. Relevant Local Plan policies: LC3, LC4, LC5, LH4, LR7, LT18.
22. National Planning Policy Framework
23. The revised National Planning Policy Framework (NPPF) was published in 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.
24. Para 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.'*

Peak District National Park Core Strategy

25. 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.

26. Policy GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon, and opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.
27. 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.
28. Policy DS1 is permissive of extensions to existing building in settlements and also recreation development in settlements.
29. 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.
30. L3 deals with heritage assets including Conservation Areas and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.
31. Policies in the Core Strategy are also supported by saved Local Plan policies LC4, LC5, LH4, LR7 and LT18.
32. 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.
33. Local Plan Policy LC5 requires that development in a Conservation Area and which affects its setting, assesses and clearly demonstrates how the existing character and appearance of the Conservation Area will be preserved and where possible enhanced. Amongst other things 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 o 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.
34. 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 vernacular merit.

35. Local Plan Policy LR7 deals with facilities for keeping and riding horses, it is permissive provided:
- I. does not detract from the landscape or valued characteristics of the area, either individually or cumulatively;
 - II. and is located adjacent to existing building or groups of buildings;
 - III. and is not likely to cause road safety problems;
 - IV. and in the case of commercial stables/riding centres, has good access from the strategic and secondary route networks and to an adequate bridleway network that can accommodate the increased activity without harming the valued characteristics of the area or their enjoyment by others;
 - V. and does not constitute a nuisance to local residents, landowners or farmers by noise, smell or other adverse impact.

Design Guidance

36. 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.
37. 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.
38. 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 (7.8).
39. Para 4.13 of the 'Design Guide' in discussing new materials explains that there is no tradition of external timber boarding in the Peak District. It was used as horizontal cladding on some early (14th and 15th century) cruck barns but by the 17th century such walls have been over clad with stone. Vertical boarding has been used more recently on large agricultural sheds as an alternative to metal sheeting but such buildings are regarded as temporary. There is therefore only a limited place for external timber on Peak District buildings, particularly when the development is seen in the context of traditional buildings or open landscape.
40. Further guidance has been produced in the Detailed Design Guide Supplementary Planning Document for Alterations and Extensions. Section 3 looks at house extensions in great detail explaining and illustrating how getting the design principles of massing, materials and detailing and style correct are key. 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. Original pitched roofs with plain gables generally require extensions to have a similar roof design. Flat roofs are rarely appropriate.
41. Section 3.17 explains that it is easiest and usually best to copy the detailing and style of the original building. This ensures a close relationship between new and old. It can however sometimes confuse the extent of the original building. Keeping the building's history legible on the elevations is very desirable in conservation terms. Often this entails altering the detailing or finish of the new stone surrounds to subtly distinguish them from the originals, thereby making the extent of the extension apparent but sympathetic.

42. 3.18 The other, equally valid approach is to detail the extension in a more contemporary style. This is more easily achieved if the other two variables of massing and materials are both treated in a traditional manner, i.e. the correct shape of extension, built in matching materials. This is a challenging design option and requires very good design and construction skills. The new extension, while being of its time, also needs to respect and be in harmony with the existing building. This means reinterpreting the original detailing in a new way, respecting what exists at present and designing an extension whose details have a strong visual relationship with the main building.

Assessment

43. The proposed store extends off the house and the stable is close to the house. By virtue of this it ensures that the proposals are close to and will read in the landscape as part of the existing group of buildings.
44. The stable is close to the dwelling, if it was not in the control of the householder the development would detract from the amenity of the existing dwelling, by virtue of proximity and disturbance, and potentially associated odour. However, the proposal is for the private use of the applicant, so these issues remain under the control of the occupants of the dwelling to ensure they either do not arise or are acceptable. Planning conditions can ensure the use is ancillary to the dwelling.
45. The siting is in the domestic curtilage of a bungalow on a road which is residential. If the use were commercial then there would be the potential for it to adversely affect the amenity of nearby neighbouring dwellings as this would be likely to be more intensive than a private use. As the proposal is for private use of the applicants, planning conditions can ensure that it is not used for commercial stabling or livery and prevent adverse impacts arising. With such a planning condition the distance from neighbouring dwellings is considered to be sufficient to ensure that their amenity is not adversely affected.
46. The representation raises a concern about the use of external lighting in relation to the stables explaining that the site is already security lit throughout the night. This being the case, in order to avoid the development propose having a cumulative impact it is reasonable to add a condition requiring any additional lighting to be motion sensitive between 7pm and 7am.
- The parish council have raised concern about the use of materials on the buildings, in particular the use of timber cladding. The existing dwelling has timber cladding in its existing palette of materials so the use of these materials on both the store and the stable is acceptable in this case.
47. The submitted details explain that the finish would be a dark brown stain, on site the applicant expressed a preference for a matt black finish. Officers consider that a matt black finish in this context would help the buildings to appear recessive in the wider landscape. This finish can be ensured by planning condition and has been shown on the amended plans.
48. The emerging development management policies (DMR7) which relate to facilities for keeping and riding horses amongst other things requires that stables be specifically designed to accommodate horses and are constructed of a scale, design and utilise materials, which are appropriate to the function.

49. The stable is clearly functional/utilitarian design and detailing and in the context of this site the general form and use of timber boarding with a recessive finish is considered to be acceptable.
50. The materials initially proposed for the roof of both the stable and the store, a black onduline sheet, are not appropriate. They are neither high quality, nor do they reflect the materials used in the existing dwelling inappropriate roof pitches were also proposed.
51. Ideally the stable roof would also be clad with materials to match the house, however the timber structure would not be able to support this. An acceptable alternative material would be a timber shingle, as this has the appearance of a material laid onto the roof, so more similar to the dwelling. It has a much more high quality aesthetic than the proposed black onduline which is a corrugated sheet. Concrete tiles are proposed on the smaller store. It is also considered to be in accordance with the emerging Development Management Policy DMR7.
52. These changes have been shown on the amended plans. These necessary amendments can be secured by planning conditions. They will ensure that the design is acceptable in its context and that it does not detract from the character or appearance of the dwelling, or its setting including the nearby Conservation Area.
53. Although the representation includes highway concerns, the Highways Authority have responded, their response is set out in full in this report. They raise no objection to the proposal subject to it being private and ancillary to the house. This is the nature of the proposal and it will also be secured by the suggested planning conditions. An objection on this ground could not be sustained and the highways impacts of this proposal are acceptable, subject to conditions.
54. The parish council have raised issues in relation to repositioning the stable and the store. However the proposal needs to be determined on the basis of the scheme as set out and for the reasons set out above it is considered to be acceptable.

Conclusion

55. Subject to conditions the proposed store and stable will not detract from the character, appearance or amenity of the original dwelling, neighbouring properties or its setting, nor will they harm the significance of the nearby Conservation Area. The proposal is therefore considered to be in accordance with the policies of the development plan and there are not any materials considerations that suggest a decision should be made that is not in accordance with the development plan.
56. **Human Rights**
57. Any human rights issues have been considered and addressed in the preparation of this report.
58. List of Background Papers (not previously published)
59. Nil
60. Author of the report – Steven Wigglesworth, Planner.