

14 FULL APPLICATION – 2 STOREY DETACHED DOUBLE GARAGE AT PIPPIN DELL, THE SQUARE, EYAM, DERBYSHIRE (NP/DDD/0118/1082, JF).

APPLICANT: MR H WRIGHT

Site and Surroundings

1. The property concerned is Pippin Dell, a detached bungalow sited within a large plot located to the rear of properties fronting onto The Square in Eyam and within the Eyam Conservation Area. The property is accessed along a narrow driveway between other buildings off The Square, to the south of the property. The dwelling is of reconstituted stone construction, with a pitched concrete tiled roof and a mix of window and door styles, and materials. The property is in the process of being updated, following approval NP/DDD/0617/0606 for alterations and extensions to the main house and the erection of a new detached garage.
2. The site is situated at an elevated position, with open countryside situated to the north and east of the site, and neighbouring residential properties situated to the south and west. The Square is situated further to the south, and the boundaries to the site comprise a mix of stone walls, fences and areas of foliage.

Proposal

3. The erection of a 2 storey detached double garage.

RECOMMENDATION:

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

1. **Standard time limit**
2. **The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans; Application Form, Design and Access Statement, Legal Agreement, Site Location Plan, PDE/PL02/01-A**
3. **The wall to the West elevation shall be of a natural random gritstone construction, and the walls to the North, South and West elevations shall be of a wet dash rendered construction.**
4. **The roof shall be of a blue slate construction.**
5. **The windows and doors shall be of an aluminium construction, and the garage doors shall be of a vertically boarded aluminium construction.**
6. **The windows shall have natural gritstone lintels and sills and the doors and garage doors shall have natural gritstone lintels.**
7. **The windows, doors and garage doors shall be recessed 10mm from the external walls.**
8. **The rooflights shall be of a conservation type and fitted flush with the roofline.**
9. **The windows shall be obscure glazed and non-opening.**
10. **The garage shall remain ancillary to Pippin Dell and shall not be used as a separate unit of accommodation.**

11. Footnote re legal agreement which prevents the construction of the garage consented under application No NP/DDD/0617/0606 in favour of this proposal.

Key Issues

4. 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

2017 - NP/DDD/0617/0606 – Alterations and extensions to main house and erection of new detached garage – Approved

2017 - NP/NMA/1117/1210 – Non-Material Amendment of NP/DDD/0617/0606 - External retaining wall to form s-shaped form and be faced in stone. Alterations to proposed external steps up to the roof terrace and main entrance – Approved

2018 - NP/NMA/0918/0824 – Non-Material Amendment on NP/DDD/0617/0606 – Approved

Consultations

Highway Authority – No objections subject to use remaining private and ancillary.

District Council – No comments

Parish Council – Objection due to proximity to other buildings, excessive height and overdevelopment.

Representations

Two representations have been received objecting to this application.

5. The representations raise concerns that the proposed development would obscure the line of sight between Thule House and an existing detached garage with a clock, that the height of the development is excessive, and that the development would result in an overbearing impact for the garden of Fern Lea.
6. In response to the concerns raised, the right to a view is not a planning consideration. We accept that there may be more favourable locations for development for neighbours, however the proposed location would not have an unacceptable impact.
7. Although the proposed garage would be situated at an elevated position, the nearest common boundary is situated approximately 4m away and the closest neighbouring property is situated a considerable distance away. We do not consider that these plans would result in any significant issues in terms of an overbearing impact or overshadowing.

Main Policies

8. Relevant Core Strategy policies: GSP1, GSP3, DS1, L1, L3
9. Relevant Local Plan policies: LC4, LH4, LT11, LT18

10. 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

11. 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.

12. National Planning Policy Framework

13. 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.

14. 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.'

15. Development Plan Policies.

16. 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.

17. 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.

18. Policy DS1 indicates that extensions to existing buildings in all settlements will be acceptable in principle.

19. 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.

20. 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
21. Policy LC4 states that development must not harm the character, appearance and amenity of the existing building, its setting or that of neighbouring properties.
22. 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.
23. LT11 and LT18 require safe access provision and adequate parking arrangements.

Assessment

24. This is an amended application for a 2 storey detached double garage. The garage is proposed to be situated towards the south-east corner of the site, approximately 4m away from the closest boundary. The garage is proposed to be pitched roof in form, with gable ends to the side elevations and two garage doors to the front elevation.
25. The garage is proposed to be situated on a sloping site, resulting in the rear elevation being taller than the front elevation. It is proposed to measure between approximately 3m and 4.2m in height to the eaves, between approximately 5.4m and 6.2m in height to the ridge, approximately 7.5m in width and approximately 6.7m in depth.
26. The amended plans indicate that the wall to the west elevation would be of a natural random gritstone construction, and the walls to the other elevations would be of a gritstone rendered construction. The garage is proposed to have a pitched blue slate roof with two 'conservation' rooflights within the roofline to the east elevation. Two vertically boarded aluminium garage doors are proposed to the west elevation, and an aluminium door is proposed to the north elevation. A double casement window is proposed to the south elevation at first floor level.
27. Internally it is proposed to create a double garage at first floor level, with a workshop above. An internal staircase is proposed in the northern side of the structure.
28. Principle
29. It is considered that the principle of the proposed development is acceptable. A similar structure was approved on the site under application NP/DDD/0617/0606, and this application seeks to relocate that garage. There would be no real increase in development from what has already been approved. It is considered that a condition should be imposed requiring the garage to remain ancillary to Pippin Dell and not to be used as a separate unit of accommodation. The creation of a separate unit of accommodation would be contrary to policy.
Character/Landscape
30. The proposed scale, design and materials reflect adopted design guidance. The garage would be of a traditional design and is proposed to be constructed using materials that would reflect the surrounding conservation area. An entirely stone structure would be ideal, however it is not considered that the use of an appropriate render to the side and rear elevations is unacceptable. A wet dash render should be used, and this can be imposed by condition. The scale of the proposed garage is not considered to be

excessive, and the location for development would relate appropriately to the host dwelling and the surrounding conservation area.

31. The proposed detailing and fenestration is considered to be of an acceptable quality and appropriately balanced. It is considered that conditions are required detailing materials, to ensure that windows have natural gritstone lintels and sills and the doors and garage doors shall have natural gritstone lintels. Further conditions are required to ensure that all openings are suitably recessed, and for rooflights to be of a conservation type and fitted flush with the roofline. These conditions are required in the interests of the character and appearance of the development and the surrounding conservation area. There are no concerns that the amended plans would result in any adverse impact on the existing house, its setting or the surrounding conservation area.

32. Amenity

33. We do not consider that the proposed location, scale or form of the extension would result in any adverse impact on neighbouring properties. Although the proposed garage would be situated at an elevated position, the nearest common boundary is situated approximately 4m away and the closest neighbouring property is situated a considerable distance away. These plans would not result in any significant issues in terms of an overbearing impact or overshadowing. It is possible that the proposed side windows may result in some minor issues with overlooking and a condition should be imposed requiring these to be obscure glazed and non-opening.

34. Other Matters

35. 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. The Highway Authority raised no objections subject to the use remaining private and ancillary.

36. Legal Agreement

37. It is considered that a legal agreement is required to accompany this application. This is because approved application NP/DDD/0617/0606 permitted the erection of a detached garage on the site, and a further consent for a garage would permit two double garages to be erected on the site in total. This is considered to be unacceptable, as it would result in the overdevelopment of the site. As such, a legal agreement has been signed by the owners stating that they will not erect a detached garage as granted under application NP/DDD/0617/0606.

Conclusion

38. The proposed amended plans are appropriate in terms of scale, 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 conservation area. In the absence of any other material considerations we consider the proposal to be acceptable and in accordance with the development plan. It is recommended for approval subject to a legal agreement and conditions to secure the amended plans and to specify detailing, materials, and ancillary use.

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 – Joe Freegard, Planner