

8. FULL APPLICATION – TWO-STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND FRONT PORCH AT 8 DERWENT CLOSE, GRINDLEFORD (NP/DDD/0119/0065 SPW)

1. APPLICANT: MR SIMON SELIGMAN

Summary

2. The application is for extensions to a dwelling. As parts of the site are within the flood zone a flood risk assessment has been submitted in support of the scheme. As submitted there were some design issues, but these have been resolved via amended plans. Although the Parish Council have objected to the proposal, we consider that it is acceptable, subject to conditions, and should be approved.

Site and Surroundings

3. 8 Derwent Close is located in Grindleford. The site adjoins the river and is within flood zones 2 and 3.
4. The property is a semi-detached dwelling located on a cul-de-sac which is suburban in character. The property is constructed of natural gritstone 'Davie blocks', with a Hardrow concrete tiled roof and has white uPVC doors and windows.
5. There are no listed buildings on the site and the site is not within the Grindleford Conservation Area.
6. Between the boundary of the rear garden and the river there is a footpath.
7. The property's garage links onto the adjacent neighbours.

Proposal

8. The proposal is for a two storey side extension and lean to extension to the rear, this would be constructed of materials to match the original house. There is also an en-suite bedroom proposed in the roofspace.
9. Amended plans have been submitted which improve the scheme by inseting the walls of the extensions to improve the articulation between the original dwelling and the extensions and also improve the level of parking.

RECOMMENDATION:

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

1. **Standard time limit**
2. **Development in complete accordance with the amended plan 'V14' which were received on the 13th June 2019 and specifications, subject to the following conditions or modifications.**
3. **The walls shall be constructed of natural gritstone Davie block to match the existing or natural random gritstone.**
4. **The roof shall be clad with materials to match the existing.**

5. **Rooflights shall be fitted flush with the roofslope**
6. **The parking spaces shown on approved plans shall be laid out prior to occupying the extensions hereby approved and shall be maintained free from impediment to their designated use throughout the life of the development.**
7. **Garage to remain available for parking a car at all times.**
8. **The first floor utility room window shall be obscure glazed to a minimum of level 3 and shall be permanently so maintained.**

Key Issues

10. Design, amenity, flood risk and parking provision.

History

NP/DDD/1018/0914 – Planning application for flat roof rear and side extensions was withdrawn in 2018.

September 2018 – Pre-application enquiry in relation to whether the property has permitted development rights intact.

Consultations

11. Highway Authority - Applicant to demonstrate 3 off street parking spaces, min 2.4m x 5.5m.
12. District Council – No response to date.
13. Parish Council - Recommend refusal; the two-storey side extension is too large and would have an adverse effect on the adjoining dwellings.

Representations

14. None have been received.

Main Policies

15. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, L1, T1, T7, CC1, CC5.
16. Relevant Development Management policies: DMC1, DMC3, DMC4, DMH7, DMT8.
17. National Planning Policy Framework
18. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and a revised version published in 2019. The NPPF 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 Development Management Policies (2019). 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.

19. 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.’

20. Core Strategy and Development Management Policies

21. 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.
22. 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.
23. 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.
24. Policy CC1 requires that in order to build in resilience and mitigate the causes of climate change amongst other things all development must – be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
25. Development Management Policy DMC3 explains that if development is acceptable in principle it will be permitted provided that the detailed treatments are to a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape. Including wildlife and cultural heritage. 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.
26. Development Management Policy DMH7 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.
27. DMT8 deals with residential parking requiring that off street parking should be provided and protected where there is evidence that loss of such space would exacerbate the local traffic circulation problems.

28. Design Guidance

29. 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.
30. 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.
31. Paragraph 7.2 explains that alterations need to be undertaken with care, insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character.
32. 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 (Paragraph 7.8). Paragraph 7.10 explains the smaller the parent building, the fewer the options for extension. A two storey rear extension to a small cottage is unlikely to be acceptable, even on the rear....
33. Further guidance has been produced the Detailed Design Guide Supplementary Planning Document for alterations and extensions. Section 3 sets out the design principles of massing, materials and detailing. 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.
34. Para 3.5 explains that side extensions should take their cue from the front elevation alongside. Slightly setting back the extension is a way of reinforcing the dominance of the original building. Avoid making the side extension too long or too high – the danger is that it stops looking like a house plus extension but instead a pair of houses.
35. Further guidance is also provided in the Design Guide and detailed design guide for Alterations and Extensions in relation to amenity. The 'Design Guide' at paras 5.7 to 5.9 discusses amenity. It explains that Amenity relates to fundamental design considerations such as a sense of well-being or the avoidance of overlooking, overshadowing or unneighbourliness...

Wider Policy context.

36. The NPPG has standing advice in relation to minor extensions in flood zone 2 and 3.

Assessment

37. In general the policies of the Development Plan are permissive of householder development subject to a high standard of design that will not detract from the character, appearance or amenity of the original dwelling and its setting including neighbouring properties.
38. As submitted there were some issues with the design. In particular, the two storey part of the extension was not inset from the rear of the original dwelling and the rooflights in the lean-to were excessive in size. Also, as the property would increase from a 3 bedroomed dwelling to a 4 bedroomed dwelling this requires 3 parking spaces, but only

one would have remained on the site. Off street parking on this site is important as it is close to the turning head of the cul-de-sac and an increase in pressure for parking could result in additional cars parking in the turning head which would prevent its proper function to allow, for example, refuse, delivery and other vehicles to turn.

39. Amended plans have been submitted to address these issues and we consider that the design and detailing are now acceptable. The plans also show that there will be adequate parking.
40. Officers note that the two storey extension is built up to the boundary. As it will be a side extension built between the two property gables it wouldn't be significantly imposing on the neighbouring property. It is noted that the neighbouring property does have a window facing the proposed extension, however, as it is a side window it is not considered to be unduly harmful to the amenity of the occupants of the property. There would be a fairly close relationship with the proposed utility room window and we therefore consider this utility room window should be obscure glazed. A planning condition can secure this. In general the scale and massing and design is considered to be acceptable in the amended scheme. The proposal does not raise any other amenity issues. It is considered to comply with the policies of the development plan insofar as they relate to design (GSP3, DMC3), house extensions (DMH7) and parking (T7, DMT8).
41. A flood risk assessment has been submitted as the site is shown as being within flood zone 2 and 3. The submitted Flood Risk Assessment bases its findings on data they have obtained from the Environment Agency. This concludes that the site is actually located in flood zone 1 and therefore has a low risk of flooding. No further resilience or flood risk mitigation is therefore required in this scheme. The proposal is therefore considered to be accord with the policies of the development plan and the NPPF insofar as they relate to flood risk (CC1, CC5).

Conclusion

42. Subject to the above mentioned conditions the proposal is considered to be in accordance with the policies of the Development Plan and the Authority's published design guidance. The amended plans show an acceptable high standard of design which will respect the character of the original dwelling and its setting and will not harm the amenity of neighbouring properties. Adequate parking is also provided on the site. Approval of the application is therefore recommended.

Human Rights

43. Any human rights issues have been considered and addressed in the preparation of this report.
44. List of Background Papers (not previously published)
45. Nil
46. Report Author – Steven Wigglesworth, Planner