

7. FULL APPLICATION - PROPOSED EXTENSIONS TO HOUSE AND PROPOSED DETACHED GARAGE/WORKSHOP AT ORCHARD FARM, MONSDALE LANE, PARWICH (NP/DDD/0419/0399, SC)

APPLICANT: MR ROBERT ROEBUCK

Summary

1. The application seeks permission for extensions to the main house and a separate garage and workshop/store for domestic residential use. It is considered, the key considerations are, the potential impact on the dwelling and its setting, the Conservation Area and neighbour amenity. In this case, Officers consider the impacts are acceptable and the application is recommended for approval.

Site and Surroundings

2. Orchard Farm is large detached 3-storey dwelling, sited on the south side of Monsdale Lane towards the eastern edge of the village. The building group is set within a large plot and consists of the 3-storey farmhouse with an attached 2-storey barn converted to holiday letting. Around 20 metres west of the house, lies a modern Dutch style barn with an attached corrugated lean-to. There are two accesses to the property, both off Monsdale Lane. One serves a parking and manoeuvring area close to the Dutch style barn and the other better serves the holiday cottages to the east of the farmhouse. A public footpath runs in a predominantly east west direction along the southern boundary of the property. The nearest neighbouring dwellings are High Barn and Fair Oak both sited north and on the opposite side of Monsdale Lane and Bluebell Cottage and Trevarny to the west. The property, its outbuildings and associated land are all sited within the Conservation Area of the village.

Proposal

3. Planning consent is being sought, to erect a two-storey extension with a cat slide lean-to attached to the east gable elevation of the dwelling and a small extension to an existing rear lean-to. In addition, a modern Dutch style barn and dilapidated corrugated lean-to would be demolished and replaced with a new garage/workshop building; this would sit virtually on the same footprint as the existing structures. A porch is also proposed to the front elevation of the dwelling, which is of a size that is considered within permitted development, but of an open style design that it is considered compliments the character and appearance of the property.
4. Amended plans have been submitted, which offer design amendments, including setting back of the two-storey extension to reveal the corner of the main dwelling, changes to the window format in the gable of the extension and alterations in size and shape of the proposed rooflights in the two storey element. In addition, a hipped element of the garage roof has been changes to show a gabled roof, which better reflects the main dwelling and the surrounding vernacular. These changes are now considered acceptable in design terms and subsequently form the basis of the current application.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions

- 1 **Standard 3 year time limit**

- 2 Amended plans and details**
- 3 Design and materials**
- 4 Workshop to remain ancillary to main dwelling**
- 5. Garage to remain for garaging of private domestic vehicles only**
- 6. Scheme of energy efficiency measures to be approved and then implemented.**

Key Issues

5. The potential impact on the character and appearance of the host property, the Conservation Area, the privacy and amenity of neighbouring dwellings and highway safety.

Relevant History

6. Pre-application advice - Generally supportive of proposals, subject to a number of design changes.

Consultations

7. Highway Authority - *No highway objections subject to garage/workshop use remaining private and ancillary to Orchard Farm.*
8. Parish Council - *supports the proposed extensions to the house as an appropriate development of living accommodation in the village in keeping with its surroundings ... does not support the replacement of an open barn with a large solid garage and workshop on the grounds that its scale and function is not typical of other buildings in the conservation area. Furthermore, the loss of the open barn structure would detract from the representation of the historic legacy of farm buildings within the conservation area.*

Representations

9. One letter of objection has been received and summarised below:
10. *The proposed garage/workshop would have a huge detriment to the property overall.*
11. *Removing the Dutch style open barn would be taking away from the character of the village.*
12. *The footprint of the building would reduce the number of parking spaces on site, may lead to an excessive number of vehicles parking on the road, and may block access to other properties within the vicinity.*

National Planning Policy Framework

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: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. 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.

14. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) 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.
15. In particular paragraph 172 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues. Whilst Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
16. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the new Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

17. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage assets.
18. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
19. DS1 - *Development Strategy*. Supports extensions in principle, subject to a satisfactory scale, design and external appearance.
20. L3 - *Cultural Heritage assets or archeological, architectural, artistic or historic significance*. Explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.

Development Management Policies

21. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.

22. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. The policy provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
23. DMC8 - *Conservation Areas*. States, that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Applications should also be determined in accordance with policy DMC5 taking into account amongst other things, form and layout, street pattern scale, height, form and massing, local distinctive design details and the nature and quality of materials.
24. DMH8 - *New Outbuilding and alterations and extensions to existing outbuildings in the curtilages of dwelling houses*. States that new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space and valued landscape character. In addition, the use of the buildings will be restricted through conditions, where necessary.
25. DMT8 - *Residential off street parking*. Off-street parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of local communities. In addition, the design and numbers of parking spaces associated with residential development must respect the valued characteristics of the area, particularly in Conservation Areas.
26. The Authority has also adopted three separate supplementary planning documents (SPD) that offers design guidance on householder development namely the Design Guide, the Building Design Guide and the Detailed Design Guide on Alterations and Extensions. This guidance offers specific criteria for assessing the impacts of householder development on neighbouring properties.

Assessment

Principle of development

27. There are no objections in principle to extending a dwelling, subject to satisfactory scale, design and external appearance and where development pays particular attention to the amenity, privacy and security of nearby properties, in accordance with policies DS1 & DMC3 in particular.

Design and materials

Proposed house extensions

28. The Authority's Supplementary Guidance on Design states that extensions should harmonise with the parent building and respect the dominance of the original.

29. The proposed house extensions would sit on the east gable elevation of the dwelling and the rear elevation. The two-storey extension comprises a dining room and garden room at ground floor with dressing room and en-suite at first floor. The cat slide extension would afford an enlarged boot room with ground floor WC. The small extension on the existing rear cat slide would allow rear stair access to the first floor within the original house.
30. The two-storey extension and attached cat slide would sit well within the gable elevation whilst appearing subordinate in scale with the main dwelling. In addition, the small extension to the rear cat slide would have minimal impact on the rear elevation of the dwelling. Moreover, the general use of materials reflects the appearance of the host property, which would complement and helps conserve the character of the dwelling and its setting within the Conservation Area. Due to their traditional build, the proposed house extensions are considered acceptable in scale, form, design and use of materials, therefore in accordance with policies GSP3, DMC3, DMC5 & DMC8 in these respects.

Proposed garage/workshop/store building

31. The proposed garage and workshop/store would replace the existing modern structures, and be sited virtually on the same footprint towards the western side of the garden area, close to the southern boundary with Monsdale Lane. The existing drystone walls to the site frontage would be extended in order to curve round into the site. This would then lead to an extended drive area, where vehicles could access the garage whilst being able to manoeuvre and exit in a forward gear.
32. The garage element would be open fronted, measuring around 6m x 6m x 4.8m to the ridge. The workshop element would measure 6.3m x 8m x 5m to the ridge. The roof to the whole building would be pitched and covered in plain clay tiles, with natural stonework to the walls, both these details would match the existing dwelling and the surrounding vernacular in terms of size, texture and colour. The doors to the workshop would be vertically boarded timber and conditioned to be painted a dark recessive colour. A window would be incorporated within the gable elevation of the workshop and two rooflights within the roofslope. The garage and workshop/store would appear subordinate in scale and massing in relation to the main dwelling and its surroundings. Moreover, it would reflect the design and materials of the host building, therefore preserving its traditional character and appearance and that of the village Conservation Area. Consequently, it is considered the proposed garage and workshop/store would, by virtue of its scale, form, design and use of materials, accord with policies GSP3, DMC3, DMC5 & DMC8 respectively.

Amenity impact on neighbouring properties

33. Outlook, amenity, privacy and daylight are fundamental considerations when altering or extending a property. This is to ensure that habitable rooms achieve a satisfactory level of outlook and natural daylight, there is adequate privacy and outdoor private amenity space and that no overbearing or harmful overshadowing of neighbouring property results.
34. The nearest neighbouring dwellings are High Barn and Fair Oak to the north and on the opposite side of Monsdale Lane and Bluebell Cottage and Trevarny to the west, all lying over 20m from the development. In this case, the lane sits above the level of the main house, therefore the potential height and visual impact of the two-storey house extension would be less when viewed from the lane. In addition, due to the siting and relatively low-key use of the building, it is considered this part of the development would have no adverse impact or significantly harm the residential amenity of

neighbouring property or any other residential dwellings in the locality than has already existed. Consequently, it is considered the amenity of neighbouring dwellings or any other dwellings in the locality would not be unduly compromised by the development; according with policies GSP3 & DMC3 in these respects.

Highway Impact

35. The Local Highway Authority has raised no objections, subject to garage and workshop/store use remaining private and ancillary to Orchard Farm. In this case and subject to an appropriate condition to secure this, the proposal would be considered acceptable in highway terms, according with policy DMT8 in these respects.

Environmental Management

36. No specific energy measures have been submitted. The scheme would provide an opportunity to incorporate energy efficiency measures as required by policy CC1. A condition requiring a scheme to be approved and then implemented is recommended.

Conclusion

37. In conclusion, the proposed house extensions and the garage and workshop/store building are considered of an appropriate scale, design and appearance in relation to the existing property uses natural materials in keeping with the local surroundings and would therefore have no adverse impact on the Conservation Area, nearby residential amenity or highway safety. Consequently, the scheme is considered in accordance with National Development Plan Policies, and adopted Design Guidance, and recommended for approval by Officers, subject to appropriate and reasonable conditions.

Human Rights

38. Any human rights issues have been considered and addressed in the preparation of this report.
39. List of Background Papers (not previously published)
40. Nil

Report Author: Steve Coombes, Planner