

11. HOUSEHOLDER APPLICATION – FIRST FLOOR EXTENSION AND INTERNAL REMODELLING, BARNLEA, FOLOW. NP/DDD/0219/0116. DH

APPLICANT: MRS VICTORIA DOIG

Summary

1. The application proposes a first floor extension to the property and internal remodelling. The first floor extension proposed would result in a poor massing and would erode the character and appearance of the property and its setting.

Proposal

2. The application seeks planning permission for the creation of a first floor extension and includes details of internal remodelling of the dwelling which does not require planning permission. The first floor extension is proposed to be built over the existing single storey link between the gable of the former barn and the gable of the former outbuilding to the south.

Site and Surroundings

3. Barnlea is a property developed from the conversion of two barns, once associated with Serendipity Farm, (which is attached to the west). One of the barns formed part of the linear range of Serendipity Farm and is attached to the farmhouse, this barn also had a single storey cowshed attached which forms part of the conversion. The other barn was situated parallel to the linear range at Serendipity Farm. The two barns are linked with a single storey solid link. It stands on the west side of Bradshaw Lane, on the northern edge of the village of Foolow. The property is not listed but does lie within the conservation area.
4. The dwelling stands approximately 23m back from the roadside, the boundary treatments are drystone walls, and there is a detached garage building between the road and the dwelling. The gable end of the linear range of Serendipity Farm (unusually) forms the principle elevation of the property and faces east onto Bradshaw Lane.
5. The unconventional plan form and additions of a chimney, large rooflights and the garage have compromised the character of the buildings to some extent, though the barns are still readable as separate structures with a link. The construction materials are rubble limestone walls with blue slate roofs, the doors and windows are painted timber, and the rainwater goods are a mixture of black cast iron and plastic.
6. The nearest neighbouring properties are Serendipity Farm, attached to the west, Lawn House, approximately 12m to the south-east. There are three Grade II listed buildings in the vicinity, Kirk Lees, approximately 25m to the south, and Willow farm and its attached barn, approximately 38m to the east on the opposite side of Bradshaw Lane.

RECOMMENDATION

That the application be REFUSED for the following reason:

Due to the massing, design and proposed materials, the extension causes unacceptable harm to the character and appearance of the dwelling contrary to policies GSP1, GSP3, DMC3 and DMH7, and the design principles of the Design Guide and Supplementary Planning Document on alterations and extensions to dwellings.

Key Issues

7. Whether the proposal is of a suitable design, scale, form and massing which does not have an adverse effect on the character and appearance of the dwelling or its setting
8. Whether the proposal raises any amenity issues upon the dwelling itself, any neighbouring properties, or the conservation area within which the property lies.

Relevant Planning History

9. NP/WED/1283/534 – Conversion of barn to holiday cottage - Granted subject to conditions - 13/03/1984
10. NP/WED/0789/433 – Conversion of barn to additional living accommodation and retention of dwelling without complying with holiday occupancy condition - Granted subject to conditions – 21/11/1989
11. NP/WED/0790/367 - Vehicular access - Granted subject to conditions – 05/09/1990
12. NP/WED/0492/208 - Conversion of barn to (private) dwelling - Granted subject to conditions – 24/06/1992
13. NP/WED/1092/489 - Conversion of outbuildings to garages - Granted subject to conditions – 25/11/1992
14. NP/DDD/0217/0133 - Kitchen re-roofing, Additional gable window opening and internal remodelling - Granted subject to conditions – 12/05/2017

Consultations

15. Derbyshire County Council (Highway Authority): No objections from a highway safety viewpoint.
16. Derbyshire Dales District Council: No response to date.
17. Foolow Parish Meeting: No comments to make.
18. PDNPA Conservation Officer: The proposed works would have a neutral impact on the character and appearance of the Foolow Conservation Area, but the proposed design would be harmful to the character and appearance of the host structures.

Representations

19. During the consultation period, the Authority has received one representation which supports the proposals on the basis that they believe the works will be done sympathetically and will not have an impact on their amenity as a neighbour.

Main policies

20. Relevant Core Strategy (CS) policies: GSP1, GSP2, GSP3, DS1, L1 & L3
21. Relevant Local Plan (LP) policies: DMC3, DMC8 & DMH7

National Planning Policy Framework

22. 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.
23. 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. 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.
24. In the National Park the development plan comprises the Authority's Core Strategy 2011 and the Adopted Development Management Policies. 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 government guidance in the NPPF with regard to the issues that are raised.

Core Strategy policies

25. Core Strategy 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.
26. 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.
27. Policy DS1 sets out what types of development are acceptable within the National Park.
28. 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. L3 states that development must conserve and where appropriate enhance the setting, including statutory designations of importance or special interest.

Local Plan - Development Management Policies

29. Policy DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape,

including the wildlife and cultural heritage that contribute to the distinctive sense of place. Particular attention will be paid to siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, and the degree to which buildings and their design, details, materials and finishes reflect or complement the style and traditions of the locality as well as other valued characteristics of the area.

30. DMC8 relates to development in conservation areas and development which affects its setting and important views into and out of conservation areas. It says that the following should be taken into account: (i) form and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment; (ii) street patterns, historical or traditional street furniture, traditional surfaces, uses, natural or man-made features, trees and landscapes; (iii) scale, height, form and massing of the development and existing buildings to which it relates; (iv) locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis; and (v) the nature and quality of materials.
31. Policy DMH7 deals with extensions and alterations to dwellings. It states that extensions and alterations to dwellings will be permitted provided that the proposal does not: (i) detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or (ii) dominate the original dwelling particularly where it is a designated or non-designated heritage asset; or (iii) amount to the creation of a separate independent dwelling; or (iv) create an adverse effect on, or lead to undesirable changes to the landscape or any other valued characteristic.

Assessment

Principle of Development

32. Householder proposals are normally acceptable in principle provided they would not harm the character, appearance or amenities of the host property, or those of the neighbouring properties and the local area more generally. However, in this instance the dwelling is a barn conversion and the alternations and extensions SPD sets out that extensions beyond the original shell of the building spoil the traditional form and design of the building. Additionally, the Authority has a duty to protect the character and appearance of the conservation area.

Design

33. The proposed first floor extension to Barnlea was part of the previous application, NP/DDD/0217/013. Pre-application advice had not been sought. Concerns were raised during the application process regarding the massing and the impact on the original building, and it was suggested that consideration should be given to going up off the kitchen as a possibility, or conversion of the detached garage to ancillary accommodation. Following discussions, the first floor extension was omitted from that application, which was subsequently approved.
34. Following this, the applicants contacted officers to discuss the extension, but detailed pre-application advice was not sought. We reiterated outline suggestions regarding the conversion of the garage or extending upwards from the kitchen.
35. Extensions and alterations to existing dwellings are usually acceptable provided that they are of a suitable design, scale, form and massing and do not raise any amenity issues upon the dwelling itself or any neighbouring properties. However, there is a presumption against extensions to barn conversions beyond the shell of the original building as they compromise the traditional simple form and design of the building which then loses the qualities which the initial conversion sought to preserve.

36. As noted, the property is converted barns and lean-to cow shed, which was originally part of Serendipity Farm, attached to the west (rear). Historic maps show Serendipity Farm to have had a strong linear formation
37. The site is within the conservation area and the impact of the proposal would be readily visible from public vantage point. In considering proposals for planning permission, the duty imposed by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Policy states that development in Conservation Areas, which affect its setting or important views into or out of the Conservation Area should assess and clearly demonstrate how the existing character and appearance of the area will be preserved and where possible enhanced, with consideration being given to the form and layout of the area and views into and out of the site; the scale, height, form and massing of the proposed development and existing buildings to which it relates.
38. Barnlea is a property developed from the conversion of two barns, once associated with Serendipity Farm, (which is attached to the west). One of the barns formed part of the linear range of Serendipity Farm and is attached to the farmhouse, this barn also had a single storey cowshed attached which forms part of the conversion. The other barn was situated parallel to the linear range at Serendipity Farm. The two barns are linked with a single storey solid link. The unconventional plan form and additions of a chimney, large rooflights and the garage have compromised the character of the buildings to some extent, though the barns are still readable as separate structures with a link. The linear form of Serendipity Farm is still readable. Although the massing is now L shaped, the subservience of the link between the two blocks makes the L shaped arrangement less apparent and the original arrangement is readable.
39. The proposed extension would erode the linear form of Serendipity Farm and significantly alter the way in which the range of historic farm buildings can be understood to have developed. The remaining subservience of the barns would be eroded in their entirety and the massing would be altered to a L shaped range of buildings of similar proportion, obscuring the historic development of the site.
40. The proposed first floor extension would be over the link between the two gables which face the road. At single storey height this link means that the gables of the two barns forming Barnlea are still visually separate from the building to the south. Raising this part of the building to two storeys would fill this visual break, and it would compete with the two historic parts of the building. It results in a poor massing which adds to the already complex form of the dwelling and exacerbates the erosion of the character and appearance of the property. As a result of this the building loses its readability and the historic character which is already compromised is entirely lost.
41. The resulting structure as well as affecting the qualities of the heritage asset, would also be an unacceptable iteration in its own right with an uncomfortable arrangement of roof structure and an awkward arrangement of the different additions to the building.
42. We therefore consider that the proposal would be contrary to policies and guidance in the Authority's SPD on alterations and extensions.

Amenity

43. Due to the massing and design of the proposed development it will have a detrimental effect on the character and appearance of the host property and its setting, contrary to DMH7 (i) and (iv). It would have an adverse impact on the existing buildings to which it relates and the historic plan form of Serendipity Farm, which it was once part of. It would also have a detrimental effect on the character and appearance of the conservation

area, contrary to policies L3, DMC3 and DMC8.

44. Due to the nature of the proposed development and the large curtilage within which Barnlea sits, there would not be any adverse impact from a highway safety point of view.

Conclusion

45. The extension will cause harm to the character, appearance and significance of the original building, its setting, and the character and appearance of the conservation area

Human Rights

46. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

47. Nil

Report Author and Job Title

48. Denise Hunt. Planning Assistant