

14. FULL APPLICATION – PROPOSED ANCILLARY BUILDING TO SERVE AS STORAGE (INCLUDING BICYCLES AND TOOLS) AND AS A GENERAL MULTI-PURPOSE ROOM AT GABLED HOUSE, SOUTH CHURCH STREET, BAKEWELL - (NP/DDD/1218/1160 SC)

APPLICANT: MR RAJA KHAN

UPDATE

1. The application was deferred at the Planning Committee meeting in June 2019. The recommendation was to approve the application, subject to appropriate conditions. However, Members were concerned that there was not enough information regarding the final design of the development to properly assess its impact on the Conservation Area. Further evidence has now been provided, which should allow members to properly assess the submitted scheme. The purpose of this update therefore is to set out the assessment of the new information that has been received.
2. The amended plans now show in more detail the modular garden room design in both elevation and cross sections. The details show the building would sit on a chassis, which in turn would sit on concrete feet (buried below ground) and measure approximately 4.8m x 2.4m x 2.5m to the highest point of the roof. On the east (garden facing elevation) of the building would be a set off Upvc Anthracite Grey double glazed doors, with full-length glazed panels either side. Both side and rear wall elevations would be solid without openings. The exterior walls would be constructed of a grey plasti-coated galvanised steel, under a rubber compound roof covered in gravel. The building would appear practically the same as the image (QC6) as shown within the 'Booths Garden Studios Brochure' submitted as part of the application.
3. As stated in the previous report, the Authority's Conservation Officer raised no objections to this modern approach. In this case, to recap on the previous Officer assessment, it is considered the structure is relatively modest in size and scale and located in a less intrusive part of the garden. In addition, being coloured grey would help play down its presence/massing and therefore considered to preserve the character and appearance of the Conservation Area and the setting of the surrounding listed buildings. The flat roof would also help reduce its impact on neighbouring properties, as well as views from public vantage points. Consequently, it is considered the additional information now provided by the applicant, will be sufficient for members to properly consider the proposal in design terms and subsequently the impact on the Conservation Area.
4. The application does not include any information about measures that will be used to address climate change and sustainability as required by policy CC1. The application was submitted prior to the validation requirement that this be provided, to validate the application. Due to the small scale of the development proposed and the fact that the building is unlikely to be in constant domestic use, it is acceptable in this case to require that details to address the requirements of CC1 be provided by planning condition.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions and recommendations:

- **Standard 3 year time limit**
- **Amended plans and details**
- **Design and materials**
- **Outbuilding to remain ancillary to main dwelling**

- **The building shall not be set on the concrete pads until a scheme is provided to the planning authority and approved by the planning authority setting out how the building will incorporate measures to address climate change and sustainability.**

Conclusion

5. Following receipt of the amended details it is demonstrated that the scheme would not have an unacceptable impact on the character or appearance of the Conservation Area and would not have an unacceptable impact on the amenity of neighbouring properties and is recommended for approval, subject to appropriate conditions.

Human Rights

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

Appendix 1 - Attached report from June 2019 Planning Committee.

Report Author – Steve Coombes, Planning Officer.