

APPENDIX 1

15. 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

Summary

1. The application is for an ancillary garden building for domestic use. The impact of the proposal on nearby listed buildings are a primary consideration. However, it is concluded that the impacts are acceptable and the application is recommended for approval.

Site and Surroundings

2. Gabled House is a two storey detached property constructed in a traditional design and sited on the corner of South Church Street and Butts view. It appears unusual, as the rear elevation lies adjacent Butts Road, with its front principal (architectural) elevations facing onto the gable elevation of the neighbouring property (11 South Church Street a three storey semi-detached grade II listed property) and its own garden area. The garden of the property is enclosed and shares a common boundary on three sides with other neighbouring properties. Access to the garden and the rear of numbers 9 & 11 South Church Street is shared and gained through a gate between the property and number 11 South Church Street. The dwelling is not listed, but the house and its associated garden are located within the Town Conservation Area. There are a number of listed buildings in close proximity to the site, most notably numbers 9 and 11 South Church Street and Ivy House.

Proposal

3. Planning consent is being sought to erect a single storey detached outbuilding in the garden of the property, with a design and materials that reflect a contemporary approach. The building would be positioned towards the far end of the garden on a flat area of land. The building would sit on a chassis, which in turn would sit on concrete feet 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 internal area created by the structure, would provide a multi-purpose room ancillary to the main house, including the storage of bicycles and tools.

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**

Key Issues

4. the effect on the character and appearance of:
 - the host property,
 - the Town Conservation Area,
 - the setting of neighbouring listed buildings and
 - the privacy and amenity of neighbouring dwellings.

History

5. 2003 - Application (DDD/1102/552) - Extension to form Garden Room – Granted.

Consultations

6. Town Council - No objection to the proposal subject to there being no objections on material planning grounds from neighbours. (No response to date on the amended design changes)
7. PDNPA Cultural Heritage - No objections
8. Highways - No objections, subject to use remaining ancillary to Gabled House.

Representations

4 letters of objection have been received, these are summarised below:

- Overshadowing and overbearing presence near common boundary.
- Adverse effect on surrounding listed buildings.
- Negative impact on Conservation Area.
- Design & materials not in keeping with local building tradition.

Main Policies

9. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3
10. Relevant Development Management Policies: DMC3, DMC5, DMC8, DMH8

National Planning Policy Framework

11. 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.
12. 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.

13. 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.
14. 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

15. 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 conversion and enhancement of the National Park's landscape and its natural and heritage assets.
16. 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.
17. DS1 - Development Strategy. Supports extensions in principle, subject to a satisfactory scale, design and external appearance.
18. 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

19. 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.
20. 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.

21. 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.
22. 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.
23. 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

24. 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 this case, the amended design scheme is considered subordinate and respects the privacy of neighbouring property, in accordance with policies DS1 & DMC3 in particular.

Design and materials

25. The proposed building would not be constructed from traditional building materials, and its design does not reflect the style and traditions of local vernacular buildings within the surrounding Conservation Area or the character and appearance of the original house. However, it is not always necessary to require all incidental buildings within the curtilage of a dwelling, including outbuildings for ancillary use/domestic storage, to be built from stone with a tiled roof, for example, even in a designated Conservation Area. It is noted that permitted development rights would normally allow a householder to erect a building identical to that proposed in the current application in the rear garden of many houses in the National Park, including houses situated within a designated Conservation Area without planning permission. However, as stated in the site & surroundings section above, the position of the main dwelling shows its garden area forward of what is considered the front principal elevation, therefore for the purposes of the General Permitted Development Order; planning permission is required in this instance.

26. In this case, it is considered the structure is relatively modest in size and scale and located in a less intrusive part of the garden. In addition, having a recessive colour would assist in playing down its presence, whilst preserving the character and appearance of the Conservation Area and the setting of the surrounding listed buildings. Notably, the flat roof would reduce its impact on neighbouring properties as well as views from public vantage points.
27. The Authority's Conservation Officer raises no objections to this contemporary approach, which would be different to the more traditional design of the main house. Due to its garden location and subordinate scale and design, the proposed building would not conflict with the objectives of the relevant design and conservation policies in the Development Plan, and would not harm the character and appearance of the Conservation Area, nor the setting of the surrounding listed buildings. As such, the scheme is considered acceptable in scale, form and design terms, in accordance with policies DMC3, DMC5 & DMC8 respectively.

Amenity impact on neighbouring properties

28. 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.
29. It is accepted that the building would be visible from neighbouring properties particularly when viewed from the upper floors of the surrounding neighbouring properties. However, due to the enclosed and built form of the area, the building would not appear unduly imposing in the garden of Gabled House to the extent that it would harm the outlook of nearby properties. In particular, the small yard areas of the nearest neighbouring properties (9 & 11 South Church Street), which are separated from the garden of Gabled House by a high drystone wall, affords a degree of privacy between each other.
30. The other nearest neighbouring properties are Ivy House and Butts House (both grade II listed). The garden of Ivy House bounds that of Gabled House and is separated by a 1.8m high drystone wall, with the garden level of Ivy House being lower closest to the development. With the flat roofed design and a one metre separation from the shared boundary wall, it is considered the amenity of this property would not be duly compromised. Butts House is sited approximately 17m south of the proposed building and separated by a high drystone wall. Due to the degree of separation and the flat roofed design of the proposed building, it is considered the amenity of this property would not be unduly harmed. In addition, due to the position at the far end of the garden and the flat roofed design, it would be less noticeable from public views, particularly along Butts View to the west.
31. There are no overriding concerns that the building would detract from the quiet enjoyment of the nearest neighbouring dwellings by way of noise and disturbance. There would be no direct intervisibility between windows in the proposed building and habitable windows of neighbouring dwellings and the development would not harm outlook because of the siting and orientation. Consequently, the proposal would accord with policies GSP3 & DMC3 in respect of the impact on the residential amenity of neighbouring occupiers and wider public views.

Conclusion

32. In conclusion, the proposed building is of an appropriate scale and the modern design is an acceptable solution in this location. Moreover, there would be no adverse effect on the character and appearance of the Conservation Area, the setting of the surrounding listed buildings or the amenity of neighbouring properties. Consequently, the scheme is considered to be in accordance with National and Development Plan Policies and recommended for approval, subject to appropriate conditions.

Human Rights

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

34. List of Background Papers (not previously published)

35. Nil

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