

15. FULL APPLICATION – DEMOLITION OF EXISTING GARAGE AND ERECTION OF DOUBLE GARAGE WITH STORE – PEAR TREE COTTAGE, MAIN STREET, CALVER, S32 3XR (NP/DDD/0519/0483, JF)

APPLICANT: MR & MRS CLAYTON

Summary

1. The proposed development seeks to demolish an existing garage and to replace this with a double garage with store for garden equipment.
2. Subject to conditions the development would conserve the character of the site, and would not result in any adverse on neighbours or the surrounding area.
3. The application is recommended for approval.

Site and surroundings

4. The site concerned is situated to the south east of Calver Village Centre, within the Conservation Area.
5. Pear Tree Cottage itself is a traditional stone-built two storey dwelling, with a pitched slate roof and timber windows and doors. The dwelling is situated to the north of the site, abutting Main Street. A sizeable enclosed rear garden is situated to the south of the site, where an outbuilding is situated.
6. A detached corrugated metal garage is situated immediately to the south of the rear garden, and is accessed via a short lane to the west of the site. The track also serves other properties, in particular Woodland Cottage and Well Green Cottage. At the end of the track and beyond the rear garden boundary of the property, is a field gate accessing land owned by the applicant.
7. A detached stable block is situated to the south of the garage, with an access point leading to open fields situated in between. Stone walls and areas of foliage form the boundaries to the site.

Proposal

8. Demolition of existing garage and erection of double garage with store.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **3 year implementation period.**
2. **Development to be carried out in accordance with specified amended plans.**
3. **First floor to be ancillary domestic storage use only and not to be rented out.**
4. **Limestone walls to match adjacent stable block.**
5. **Blue slate roof to match adjacent stable block.**

6. **Timber windows, doors and timber vertically boarded garage doors.**
7. **Windows and doors recessed.**
8. **Conservation rooflights flush with roof.**
9. **Black metal balustrade to staircase.**
10. **Natural stone lintels and sills.**
11. **Ground floor garage area for parking of vehicles only**
11. **Permitted development rights removed.**
12. **A scheme shall be provided to set out measures proposed to address policy CC1.**

Key Issues

- The impact of the development on the character and appearance of the site and the surrounding Conservation Area.
- The impact of the development on the amenity of neighbouring properties.
- The highways impact of the development

History

1986 – WED0686182 – Alterations to dwelling – Approved

2013 – NP/DDD/0813/0712 – Extension and alterations to dwelling – Approved

2014 – NP/DDD/0214/0106 – Construction of 3 stables – Approved

2019 – NP/DDD/0519/0470 – Change of use of agricultural land for proposed ménage and access track – Withdrawn

Consultations

9. Highway Authority – No objections subject to all use remaining private and ancillary to Pear Tree Cottage.
10. Parish Council – Object to the plans because they feel that the height of the development would result in an overbearing impact to the detriment of the Conservation Area.
11. Built Conservation – No objections.
12. Archaeology – No objections.
13. Landscape – No objections.
14. District Council – No response received to date.

Representations

15. Letters of objection have been received from three individuals in relation to this application.

16. The letters state that the height of the development would result in an overbearing impact to the detriment of the Conservation Area, that the ownership boundary is incorrect, and raise concerns with regards to the impact on the landscape, the development not being in keeping with other garages, flooding, a lack of details in relation to tree works, highway safety, traffic, and the impact on sewers.

Main policies

17. Relevant Core Strategy policies: GSP1, GSP3, L1, L3, CC1
18. Relevant Development Management Plan policies: DMC3, DMC8, DMH8, DMT7

National planning policy framework

19. 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.
20. 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.
21. 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.

Development plan

22. 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). GSP1 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.
23. 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.

24. 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.
25. Policy L3 states that development must conserve and enhance any asset of archaeological, architectural, artistic or historic significance or its setting that has statutory designation or registration or is of other international, national, regional or local significance.
26. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

27. Development Management Policy DMC3 requires development to be 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. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
28. Development Management Policy DMC8 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, should assess and clearly demonstrate how the significance of the Conservation Area will be preserved or enhanced.
29. DMH8 states that new outbuildings will be permitted in the curtilage of dwelling houses provided the scale, mass, form, and design of the new building conserves or enhances the immediate dwelling and curtilage.
30. Development Management Policy DMT7 states that off-street parking for residential development should be provided unless it can be demonstrated that on-street parking meets highways standards and does not negatively impact on the visual and other amenity of the local community. It notes that the design and number of parking spaces must respect the valued characteristics of the area, particularly in conservation areas.

Assessment

31. This is an amended application for a 2 storey detached double garage. The garage is proposed to be situated towards the south of the site, in place of the existing detached corrugated metal garage. The garage is proposed to be pitched roof in form, with gable ends to the side elevations and two garage doors to the eastern front elevation.
32. The garage is proposed to measure between approximately 3m in height to the eaves, approximately 5.5m in height to the ridge, approximately 6.8m in width and approximately 6.5m in depth.
33. The plans indicate that the garage would be of a rubble limestone construction to match the adjacent stables, with a Welsh slate roof and timber windows, door and vertically boarded timber garage doors. An external staircase with metal railings and first floor door are proposed to the southern side elevation. Two 'conservation' rooflights are proposed within the roofline to the west elevation and a single casement window is proposed to the northern side elevation.
34. Internally it is proposed to create a double garage at ground floor level, with a store above.

Principle

35. Policy DMH8 states that new outbuildings will be permitted in the curtilage of dwelling houses provided the scale, mass, form, and design of the new building conserves or enhances the immediate dwelling and curtilage. The amended proposed outbuilding would be situated within the curtilage of Pear Tree Cottage, and would replace a garage of significant proportions. Although in other circumstances a garage of this scale would be inappropriate, the scale, mass, form, and design are appropriate relative to the existing position on the site. As such, the proposed plans are acceptable in principle.

Character/Landscape

36. The proposed scale, design and materials reflect adopted design guidance. The garage would be of a traditional design and is proposed to be constructed using materials that would reflect the surrounding Conservation Area. The scale of the proposed garage would not be acceptable in some circumstances but in this location it would relate appropriately to the host dwelling and the surrounding Conservation Area. The proposed development would improve the aesthetics of the site by replacing an unsightly sheet metal garage with a better structure.
37. The proposed detailing and fenestration are good quality and appropriately balanced. Conditions are required to ensure that windows have natural gritstone lintels and sills and the doors and garage doors have natural gritstone lintels. Further conditions are required to ensure that all fenestration is suitably recessed, for rooflights to be of a conservation type and fitted flush with the roofline, and for the balustrade to the staircase to be of a simple black metal construction. These conditions are required in the interests of the character and appearance of the development and the surrounding Conservation Area. There are no concerns that the amended plans would result in any adverse impact on the existing house, its setting or the surrounding Conservation Area.
38. Policy GSP3 states that development must respect the site and buildings and policy DMH8 states that new outbuildings will be permitted that conserve or enhance the dwelling and curtilage. Policies L1 and L3 state that development must conserve and enhance valued landscape character and any asset of archaeological, architectural, artistic or historic significance, and policies DMC3 and DMC8 state that development should conserve the surrounding landscape and preserve the Conservation Area. The amended plans are in accordance with policy as they are of a high standard, and would conserve and enhance the immediate dwelling, curtilage and the surrounding Conservation Area.
39. Permitted Development Rights for extensions and alterations should be removed, to prevent inappropriate alterations being made to the building.

Amenity

40. Policies GSP3 and DMC3 indicate that development should not result in any adverse impact on amenity and the living conditions of communities
41. The proposed garage would be situated several metres away from any neighbouring properties and no windows are proposed to the front elevation. As such, there would be no issues in terms of overlooking, overshadowing or an overbearing impact for neighbours.
42. I consider that a condition should be imposed to ensure that the garage is for ancillary domestic storage use only and not to be rented out. This is required, as the creation of a

separate independent unit of accommodation would result in the overdevelopment of the site and would be contrary to policy.

Highways

43. Policy DMT7 emphasises the importance of safe access and appropriate parking provision.
44. The proposed plans indicate that two parking spaces would be provided in the garage itself, with a further two in front of this. The level of parking provision is acceptable, but a condition should be imposed requiring the garage area to be retained for parking only to ensure that this remains.
45. DCC Highways was consulted on the application and raised no objections. It was stated that there are no objections subject to all use remaining private and ancillary to Pear Tree Cottage.

Climate Change and Sustainability

46. The application does not set out how the scheme will address the requirements of policy CC1. In this circumstance due to the scale of the development and it's likely low energy consumption, it is considered acceptable to require the policy to be satisfied by the submission of a scheme. In future this information would be provided at validation and therefore a scheme would not be necessary.

Representations

47. As a result of consultation, letters of objection have been received from three individuals and Calver Parish Council in relation to the amended plans. The details of these is set out in paragraphs 10 and 16.
48. The proposed garage would be situated over 14m metres away from any neighbouring properties and by virtue of distance would not have an overbearing impact. The height of the building is not dissimilar to the existing building.
49. It is acknowledged that the red line boundary includes a strip of the adjacent lane that is unlikely to be in the ownership of the applicant. However, it is necessary to include this section of land to indicate access and no ownership claim is made in relation to this land. An individual does not need to own land to make a planning application.
50. Given the high quality design and materials and enhancement from the current garage there are no concerns that the proposal would have an unacceptable impact on the landscape.
51. In terms of flooding and trees, the site is not identified as being at risk of flooding and no trees of significance would be affected by these plans. Any impact on sewers would be a Building Regulations matter rather than a planning consideration.

Conclusion

52. The proposal (as amended) is appropriate in terms of principle, scale, form and materials, subject to the imposition of conditions. The proposed development would improve the appearance of the site by replacing an unsightly sheet metal garage with a more appropriate structure. The scheme would result in no adverse impact on the character and appearance of the site and the surrounding Conservation Area.

53. The application is acceptable in terms of amenity, parking and highway safety, subject to the imposition of conditions. It is necessary to impose a condition requiring the garage to be for ancillary domestic use for storage and parking only and not to be rented out, as the creation of a separate independent unit, or other uses would be contrary to policy. It is also necessary to remove Permitted Development Rights, to prevent any loss of parking or inappropriate alterations.

54. The proposals are considered to be acceptable and in accordance with the development plan and accordingly are recommended for approval.

Human Rights

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

List of Background Papers (not previously published)

Nil

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