

10. FULL APPLICATION – SINGLE STOREY REAR EXTENSION AT ASPINDLE HOUSE, HEATHCOTE, (NP/DDD/0919/0951) SC

APPLICANT: Miss Jayne Bonsall.

Summary

1. The application seeks permission for a rear single storey extension to the main house for domestic residential use. The key considerations are the impact on the appearance of the host dwelling and its setting. The extension, by virtue of its scale and design, would fail to respect the character and appearance of the main dwelling and would harm the character and appearance of the locality. The application is therefore recommended for refusal.

Site and Surroundings

2. Aspindle House (formerly Brynawelon) is a non-traditional two storey detached dwelling, sited within a large plot on the eastern edge of the hamlet of Heathcote. The dwelling is constructed of rendered blockwork under a Staffordshire blue tiled roof. Access to the property is off the main road just as it merges with a single farm track (which is also a Public Right of Way).

Proposal

3. Permission is being sought to construct a single storey extension to the rear elevation of the dwelling. The extension would measure 5m in depth x 9.8m in width with an open fronted porch protruding a further 1m beyond the front elevation of the extension. The proposed extension has a floor space of around 49 m². The extension would provide additional living accommodation in the form of a further bedroom/study, utility room, shower room and extended kitchen/dining area and hallway.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposed rear extension by virtue of its scale, massing and design, fails to reflect the character and appearance of the existing dwelling and its setting. In addition the proposal fails to address the requirements of policy CC1 as it does not demonstrate that the scheme addresses sustainability and climate change mitigation. As such, the development is contrary to the National Planning Policy Framework, Core Strategy Policies GSP1, GSP2, GSP3, CC1 and Development Management Policies DMC3 & DMH7.**

Key Issues

4. The impact on the appearance of the host property, neighbourliness and the wider locality.

History

5. 2019 - (NP/DDD/0119/0084) - Rear single storey extension (5m) and side single storey (garden room) extension. The rear 5m extension was withdrawn from the scheme following Officers advice that it would be refused on scale and design grounds. The single storey side extension was granted permission subject to conditions.
6. 2018 - Planning Application NP/DDD/1118/1066 - Rear single storey extension (6m). Side single storey conservatory extension. Withdrawn following design and scale concerns being raised by the Authority.

Consultations

7. Highway Authority - No objections, providing the extension forms private, domestic, ancillary living accommodation for the existing dwelling.
8. Hartington Nether Quarter Parish Council - Support.

Representations

9. None.

National Planning Policy Framework

10. 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.
11. 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 Para: 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.
12. 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.

Development Plan Policies

13. Core Strategy
14. 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.
15. 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.
16. DS1 supports extensions to existing buildings in principle, subject to satisfactory scale, design and external appearance.

17. CC1 – Climate Change and Sustainability. Requires that all proposals:

- A. Make the most efficient and sustainable use of land, buildings and natural resources.
- B. Take account of the energy hierarchy by:
 - I. reducing the need for energy;
 - II. using energy more efficiently;
 - III. supplying energy efficiently; and
 - IV. using low carbon and renewable energy.
- C. Be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
- D. Achieve the highest possible standards of carbon reductions.

18. 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. DMH7 - *Extensions and alterations*. States those extensions and alterations to dwellings will be permitted if the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.
21. DMT3 - *Access and design criteria*. Sets out that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it. DMT8 - *Residential off street parking*. Sets out that off-street parking for residential development should be provided and the design and numbers of parking spaces associated with the residential development respects the valued characteristics of the area.
22. The Authority has 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. The latter offering specific criteria for assessing the impacts of householder development on neighbouring properties.

Assessment

Principle of development

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

Design and materials

24. The Authority's Design guidance sets out that it may be possible to add a well-designed extension provided it would be in harmony with the original building. In this case, there are no issues in extending the property to the rear, subject to it being appropriate in scale, design and external appearance in accordance with the good design principles. However, there are matters of form and design that are not considered acceptable in the current proposal.
25. The proposal (albeit single storey) has a large footprint (5m x approx. 10m), that is not considered subservient enough to the original footprint of the main dwelling. In addition,

it introduces a double pitched roof with a wide valley gutter, intersected with a central protruding porch, which cumulatively gives the appearance of an awkward and confused roof arrangement, to what is effectively a simple and plain rear elevation. In design terms, the proposal does not successfully relate well to the host building.

26. If the extension was reduced so it projected 4m from the rear wall it would be permitted development. However, notwithstanding the fall back of permitted development, the current scheme, by virtue of its scale, massing and design, fails to reflect the simple character and appearance of the existing dwelling, resulting in harm to the building and the wider visual amenity of the locality, conflicting with policies DMC3 & DMH7 in these respects.

Amenity impact on neighbouring properties

27. It is considered that 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.

28. The nearest neighbouring property is Heathcote Grange Farm, sited around 60m north west of Aspindle House and on the opposite side of the road. The separation distance between the development and Heathcote Grange Farm, would ensure no harm to the amenity or quiet enjoyment of the occupants of this or any other residential property in the locality. Consequently, the proposal accords with policies GSP3 & DMC3 in respect of the impact on the residential amenity of neighbouring occupiers.

Highway impact

29. The Highway Authority raise no objections, provided the extension forms ancillary living accommodation. In addition, there is ample parking within the site to serve the domestic use of the dwelling. The scheme is therefore acceptable in highway terms, according with policies DMT3 & DMT8 respectively.

Climate Change and Sustainability

30. No measures which address sustainability and climate change mitigation have been included in the scheme, and the scheme does not meet the requirements of policy CC1.

Conclusion & Recommendation

31. The proposed extension by virtue of its scale, massing and design fails to reflect the character and appearance of the existing dwelling, resulting in harm to the building and the wider visual amenity of the locality. As such, the development is contrary to Core Strategy Policies GSP1, GSP2, GSP3, and Development Management Policies DMC3 & DMH7 and as such is recommended for refusal.

Human Rights

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

33. List of Background Papers (not previously published) - Nil