

**11. FULL APPLICATION - ENLARGEMENT OF EXISTING BAY WINDOW SEAT AT ST LEONARD'S COTTAGE, CHURCH LANE, THORPE. (NP/DDD/0919/1019) SC**

**APPLICANT:** Mr Andrew Clark.

**Summary**

1. The application seeks permission for an extension to the existing dwelling. The extension, by virtue of its form and design, would detract from the traditional character and appearance of the main dwelling. It would also fail to preserve the character of the Conservation Area. The application is therefore recommended for refusal.

**Site and Surroundings**

2. St Leonard's Cottage is a traditional two storey detached dwelling, constructed of natural stone under a clay-tiled roof and sited within a good-sized plot on the north side of Wintercroft Lane, opposite The Green. The nearest neighbouring dwellings are Jasmine Cottage, sited approximately 17m to the west of the proposed development and Sally's Cottage which is the adjoining property to the south east. The property and associated land lies within the Conservation Area of the village.

**Proposal**

3. Planning consent is being sought, to extend an existing bay window to allow additional dining space to an existing kitchen room.

**RECOMMENDATION:**

**That the application be REFUSED for the following reasons:**

1. **The proposed extension by virtue of its form and design fails to respect the traditional character and appearance of the dwelling and its setting. The development would also fail to preserve the character and appearance of the Conservation Area. The proposal does not set out how the development would address climate change mitigation and sustainability. As such, the development is contrary to Core Strategy Policies GSP1, GSP2, GSP3, L3 & CC1, Development Management Policies DMC3, DMC5, DMC8 & DMH7 and guidance contained within section 16 of the National Planning Policy Framework (Conserving & enhancing the historic environment).**

**Key Issues**

4. The potential impact on the character and appearance of the host property, the Conservation Area, the privacy and amenity of neighbouring dwellings.

**History**

5. No relevant history.

**Consultations**

6. Highway Authority - No objections.
7. Parish Council – *“Thorpe Parish Council are happy with the proposals.”*

**Representations**

8. None.

## **Main Policies**

### **National Planning Policy Framework**

9. 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.
10. 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.
11. 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.
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.

### **Main Development Plan Policies**

#### **Core Strategy**

13. 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.
14. 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.
15. DS1 - *Development Strategy*. Supports extensions in principle, subject to a satisfactory scale, design and external appearance.
16. L3 - *Cultural Heritage assets or archaeological, 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.

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.

**Development Management Policies**

- 18. 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.
- 19. 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.
- 20. DMC8 - *Conservation Areas*. States that applications for development in a Conservation Area, or for development that affects it's 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.
- 21. DMH7 - *Extensions and alterations*. States that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.
- 22. 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**

- 23. 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 accordance with policies DS1 & DMC3 in particular.

### **Siting, design and materials and the impact on Thorpe Conservation Area**

24. There are matters of form and design that are not considered acceptable in the current proposal. The Authority's Design guidance states that all extensions should harmonise with the parent building and that it may be possible to add a well-designed extension provided it is in harmony with the original building and does not diminish its quality or integrity.
25. The existing window and door is of a modest design that sits well in the simple front elevation. In contrast, the proposed extension would extend further out from the original building line and existing footprint of the dwelling. Extending beyond what is effectively the architectural frontage of the dwelling is not considered good design practice. In addition, the removal of original fabric (part of the external wall) would further dilute the original form and footprint of the property. The hipped roof of the proposed extension is wholly out of keeping with the form of the existing dwelling. The proposal would introduce an enlarged front extension, with a hipped roof and large lantern style rooflight, which relates unsuccessfully with the simple and unobtrusive front elevation of the main dwelling. Consequently, the scheme, by virtue of its form and design fails to respect the character and appearance of the existing dwelling and the Conservation Area within which it is sited, resulting in harm to the visual amenity of the locality. The application therefore conflicts with policies DMC3, DMC5 & DMC8 and guidance contained within section 16 of the NPPF.

### **Amenity impact on neighbouring properties**

26. 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.
27. The nearest neighbouring dwellings are Jasmine Cottage, sited approximately 17m to the west of the development and the adjoining dwelling to the south east at Sally's Cottage. Due to the orientation and separation, the proposed extension would have no adverse impact on and would not significantly harm the setting or residential amenity of these neighbouring properties or any other residential dwellings in the locality. Consequently, it is considered the amenity of neighbouring dwellings or any other dwellings in the locality would not be unduly compromised by the development; according with policies GSP3 & DMC3 in these respects.

### **Climate Change and Sustainability**

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

### **Conclusion**

29. The proposed extension by virtue of its form and design, fails to respect the character and appearance of the existing dwelling and the village Conservation Area. The proposal does not address climate change and sustainability, therefore the scheme is recommended for refusal.

### **Human Rights**

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

31. List of Background Papers (not previously published)

32. Nil

Report Author: Steve Coombes, Planner, 5 December 2019.