

10. FULL APPLICATION – SINGLE STOREY REAR LEAN-TO EXTENSION AT WILLOW CROFT, DIRTY LANE, GREAT HUCKLOW, DERBYSHIRE, SK17 8RG - NP/DDD/1219/1324 - JF

APPLICANT: MRS GRAFTON

Site and Surroundings

1. The property concerned is Willow Croft, located on Dirty Lane in Great Hucklow. This is a detached former barn that has been converted to residential use and is located in Great Hucklow Conservation Area. The property is of a natural stone construction with a pitched slate roof and timber windows and doors. The front elevation is set back slightly from Dirty Lane with a small garden situated between the property and the road. A single storey lean-to garage extension is attached to the gable end of the property. A further single storey lean to extension is attached to the rear of the property. Both of these additions are constructed using materials to match. A further small pitched roof conservatory/porch is attached to the Northern side of the rear extension, with a valley gutter running between this addition and the host property. This conservatory/porch has been added without Planning Permission, however due to the passage of time the structure has become lawful.
2. The property is situated within a triangular shaped plot of land, set over a relatively flat gradient. Extensive areas of garden surround the dwelling, with the majority of the outdoor amenity space situated to the north and west of the site. The areas of garden are largely covered by grass and areas of planting, and a glazed summer house is situated within the rear garden. Vehicle access to the property is via a driveway from Dirty Lane. The entrance to the driveway is set back from the road, where timber gates are located.
3. A field is situated to the north and west of the site, the roadway of Dirty Lane is situated to the east of the site, and a neighbouring residential property is situated to the south of the site.

Proposal

4. A full application has been made for a single storey rear lean-to extension which would replace the conservatory/porch and extend across the original rear wall of the dwelling and butt up against the existing rear lean to extension which would also be extended out to match the longer new lean-to. Alterations are also proposed to the fenestration of existing rear lean to extension.

RECOMMENDATION:

That the application be REFUSED for the following reason:-

- **The excessive scale and glazing, poor design and dominant massing of the proposed extension would result in an adverse impact on the character and appearance of the property, its setting and the wider Conservation Area. The proposed plans would not be sympathetic or subservient to the original building or limited in size, would not respect, conserve and enhance the valued characteristics of the site or the surrounding landscape, and would harm the character and appearance of a heritage asset and its setting. The proposed extension and alterations appear overly domestic in character, and would result in the character of the original property and its setting being neither respected nor retained. As such, this application is contrary to the Extensions and Alterations**

SPD, the Design Guide, Policies GSP3, L1 and L3 of the Peak District National Park Core Strategy, and Policies DMC3, DMC5, DMC8 and DMH7 of the Peak District National Park Authority Development Management Policies.

Key Issues

5. The key issues are whether the development would conserve the character, appearance and amenity of the existing property, its setting, that of neighbouring properties, and the surrounding Conservation Area.

History

6. 2004 – Approval of Application WED1287534 for ‘conversion of barn to dwelling’.
7. 2004 – Approval of Application NP/DDD/1203/0859 for ‘single storey extension to form breakfast area, hall, cloakroom, fuel storage tank’.
8. 2016 – A pre-application enquiry was made under reference PE\2016\ENQ\26040. It was advised that there may be scope for the provision of a single storey rear extension.
9. 2019 – Refusal of application NP/DDD/1018/0978 for ‘single storey rear lean-to extension’.

Consultations

10. Highway Authority – No objections.
11. District Council – No comments
12. Parish Council – Support the application.
13. Archaeology – No objections – This building is already long converted and altered and already has a number of domestic and house-like domestic features – the chimney stack, the existing extensions – that we wouldn’t support these days with respect to retaining the agricultural character and historic interest and significance of converted traditional farm buildings.

Representations

14. No representations have been received in relation to this application.

Main Policies

15. Relevant Core Strategy policies: GSP1, GSP3, DS1, L1, L3, CC1
16. Relevant Development Management Plan policies: DMC3, DMC5, DMC8, DMH7
17. 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:
 - Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

18. 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:
- Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
19. 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.

National Planning Policy Framework

20. The revised National Planning Policy Framework (NPPF) was published in July 2018 and replaced the 2012 NPPF 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 the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. 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 more recent Government guidance in the NPPF.
21. Paragraph 172 of the NPPF states that 'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.'

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. GSP3 also requires a high standard of design in accordance with adopted design guidance.
24. Policy DS1 indicates that extensions to existing buildings in all settlements will be acceptable in principle.
25. 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.

26. 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.
27. Policy CC1 states that In order to build in resilience to and mitigate the causes of climate change all development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies.

28. Policy DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is 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. Particular attention will be paid to siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, including impact on open spaces, landscape features and the wider landscape setting which contribute to the valued character and appearance of the area.
29. Policy DMC5 states that the development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless there are substantial public benefits.
30. Policy DMC8 states that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
31. Policy DMH7 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 or dominate the original dwelling particularly where it is a designated or non-designated cultural heritage asset.

Assessment

32. An application has been made for a single storey rear lean-to extension. The existing rear conservatory/porch is proposed to be demolished and replaced by this structure. The extension is proposed to be attached to the northern side of the existing single storey lean-to rear extension. The extension is proposed to be constructed using materials to match, with a shallow lean-to roof. A row of four bi-fold doors are proposed to the rear elevation, with two rooflights proposed within the roof. A timber door is proposed to the side elevation, and the southern side of the structure is proposed to abut the existing rear extension. The existing extension is proposed to be modified slightly, with a slight increase in depth, the pitch of the roof being decreased, the removal of a side wall, and a glazed door replacing the existing window. This would allow the existing extension to be attached to the new extension and appear as one continuous lean-to structure. The resulting structure would measure approximately 3.8m in height to the apex, 2.6m in height to the eaves, 10.5m in width and 3.3m in depth. The extensions cumulatively would result in most of the rear of the property being covered over at ground floor level. Internally it is proposed to create a garden room, with a dining area within the existing extension.

Character/Landscape

33. The proposed scale and design do not reflect adopted design guidance. The Extensions and Alterations SPD states that extensions should be sympathetic, subservient to the original building, and limited in size. The Design Guide also states that ‘the guiding principle behind the design of any conversion should be that the character of the original and its setting should be respected and retained’. Policy DMC3 states that the detailed treatment of a development should be of a high standard, and Policy DMC8 states that development in a Conservation Area should preserve or enhance this. The proposed plans would result in most of the rear of the property being covered over at ground floor level. This proposal is excessive in scale and not subservient to the host property. The extension would also appear as a continuation of the form of the existing extension, exacerbating the dominance of the proposed addition as they would be read together. The proposed extension is over-glazed and poorly detailed, with a shallow roof pitch that does not reflect the host property and would have an adverse impact on the surrounding Conservation Area.
34. Policy DMC5 states that the development of a heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of this asset. Policy DMH7 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 or dominate the original dwelling particularly where it is a designated or non-designated cultural heritage asset. The building in question is a historic barn in a Conservation Area that has been converted, and is therefore a non-designated heritage asset. The proposed extension appears overly domestic in character, and would result in the conversion of this barn being severely compromised.
35. The NPPF is clear that national parks have a very limited role to play in the delivery of housing. Our policies support the conversion of non-designated heritage assets (in this case a barn) for the conservation benefits that can be achieved by a sustainable reuse of these buildings, not to meet the wider housing needs. It is essential that once the sustainable domestic use is secured that this does not facilitate further changes to the building that erodes the character of the origins of the building as a barn.
36. The proposed extension would result in the character of the original property and its setting neither being respected nor retained. The replacement of a rear window in the existing rear extension with a glazed door is also an overly domestic feature that would introduce an excessive level of glazing. The proposed additions and alterations are of an unacceptable scale and design quality, would harm the character of a heritage asset, the proposed fenestration relates poorly to the existing dwelling, and there are no significant public benefits associated with this scheme.

37. Amenity

38. The proposed location, scale or form of the extension would not result in any adverse impact on neighbouring properties. Neighbouring properties are situated a significant distance away, and as such there would be no issues in terms of overlooking, overshadowing or an overbearing impact.

39. Other Matters

40. Given the location of the proposed extension and its relationship to the existing property and neighbouring properties there are no concerns that the proposed development would result in any significant impact in terms of highway or environmental matters.

Conclusion

41. The scale, design and massing of the proposed extension would result in an adverse impact on the character and appearance of the property, its setting and the wider Conservation Area. This application is contrary to the Extensions and Alterations SPD, which states that extensions should be sympathetic, subservient to the original building, and limited in size. It is contrary to the Design Guide, which states that ‘the guiding principle behind the design of any conversion should be that the character of the original and its setting should be respected and retained’. It is contrary to Policy GSP3, which states that 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, and design in accordance with the National Park Authority Design Guide. It is contrary to Policy L1 which states that development must conserve and enhance valued landscape character and valued characteristics, and Policy L3 which states that development must conserve and enhance any asset of architectural or historic significance. It is contrary to Policy DMC3 which states that the detailed treatment of a development should be of a high standard, and Policy DMC5 which states that harm to a heritage asset will not be permitted. It is contrary to Policy DMC8 which states that development should preserve or enhance a Conservation Area, and Policy DMH7 which states that extensions and alterations should not detract from the character and appearance of the original building.

Human Rights

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

List of Background Papers (not previously published)

Nil

Report Author – Joe Freegard, Planner