

**12. FULL APPLICATION - ALTERATION AND EXTENSIONS TO DWELLING TO INCLUDE SIDE EXTENSION, DETACHED DOUBLE GARAGE AND SEPERATE INDEPENDENT RELATIVE ACCOMMODATION AT LEA SIDE, NEW ROAD, BRADFIELD. (NP/S/0215/0120, P5416, 426873 / 391338/SC)**

This application is brought to the Committee because the views of the Parish Council are contrary to the Officer recommendation.

**APPLICANT:** Mr JAMES FLETCHER

**Site and Surroundings**

Lea Side is a bungalow situated within a large mature plot on the south side of New Road, which in turn runs adjacent to the southern edge of Damflask Reservoir, approx. 0.7km north west of Low Bradfield. The dwelling was built sometime in the 1930's of red brick under a blue slate roof with bay windows to the front elevation. A single flat roofed garage lies to the west of the property, with a small outbuilding sited to the rear on the east garden boundary.

The land gradually slopes upwards from the roadside, giving the property an elevated position within the site. The land then continues to rise towards the rear of the garden with open fields beyond. The front garden is separated from the roadside by a traditional stone wall and privet hedging. Immediately to the east of the dwelling are Foxhole Cottages, a terrace of three traditional roadside properties. To the west lies a group of four dwellings which are accessed along a private track off New Road, the end one of which, 'The Coppice' is the nearest property to Lea Side and is sited approx. 40m away and at a higher level. Vehicular and pedestrian access to Lea Side is directly off New Road.

**Proposal**

Proposed are alterations and extensions (side and rear) to the bungalow, demolition of the existing flat roofed garage and its replacement with a detached new double garage together with a detached new single storey dependant relative unit in the rear garden.

Amended plans have been submitted since submission of the application and these now form the basis of the proposal.

**Side extension to property**

This is proposed to the west gable elevation of the property and would provide additional living accommodation in the form of an extended dining/kitchen space at ground floor level and a study area/snug and an entrance/utility area immediately underneath at lower ground floor level. The main entrance to the property would then be taken from the re-graded driveway via a new doorway into this lower ground floor.

**Rear extensions to property**

There is currently a recess on the rear east corner of the dwelling. The proposal is to infill this area to match the existing form and detail of the property to provide an additional bedroom with a small lean-to added on the east gable elevation to provide a WC to the bedroom.

A flat zinc roofed extension is also proposed on the rear elevation to provide space for a stair access from the lower ground floor entrance up to the main ground floor of the dwelling. To enable this development, two existing flat roofed porches, one on the rear and one on the west gable would be demolished.

### New garage

The existing flat roofed garage would be removed and replaced with a pitched roof double garage with storage space above. This would be positioned virtually over the same footprint as the existing garage.

### Dependent relative accommodation

A pitched roofed single storey dependant relative unit would be constructed in the rear garden, sited approximately 13m from the rear of the main dwelling and partially dug into the rising ground. The accommodation would comprise of a dining/living area, kitchen, bedroom with shower room, utility/wc, and carers room. Part of the roof space would provide storage.

### **RECOMMENDATION:**

**That the application be APPROVED, subject to the prior entry into a S106 agreement restricting occupation of the dependant relative unit and retaining it in ancillary use to Lea Side, and subject to the following conditions:**

- 1. 3 year time limit for commencement of development**
- 2. Adopt amended plans**
- 3. Minor building design details**
- 4. Removal of Permitted Development Rights for extensions and boundary walls fences and other means of enclosure.**
- 5. Restrict occupation to ancillary use**
- 6. Retention of garage spaces for designated parking use.**
- 7. Prior submission and agreement of an environmental management scheme including appropriate renewable energy technologies.**

### **Key Issues**

- whether the proposed development is acceptable in principle
- whether the scale, design and appearance of the extensions are acceptable
- whether there will be any unacceptable harm to the enjoyment of nearby dwellings

### **History**

Approval was gained in 1985 to extend on the east gable elevation. This was started but not fully completed, hence the infill/setback on the rear elevation.

### **Consultations**

Highway Authority - No response to date

Parish Council - Recommend refusal for the following reasons; Layout and density of buildings and garden grabbing.

## **Representations**

One letter of objection has been received from the Loxley Valley Protection Society (LVPS), summarised below:

- The property lies in a sensitive setting.
- The amount of development would be beyond the amount allowable within the green belt, and may be considered overdevelopment.
- The site is sloping which may be difficult for a dependent relative with carer to cope with.
- Concerns about removal, or future removal of trees.

## **Development Plan Policies**

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1

Relevant Local Plan policies: LC4, LH4

### National Planning Policy Framework

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 with regard to the issues that are raised.

### Core Strategy

GSP1 and GSP2 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.

GSP3 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.

DS1 supports extensions to existing buildings in principle, subject to satisfactory scale, design and external appearance.

### Local Plan

Local Plan policies LC4 and LH4, state that development will not normally be permitted where it would not respect, would adversely affect, or would lead to undesirable changes in the landscape or any other valued characteristic of the area. Further stating, that an appropriate scale, siting, landscaping, use of materials and a high standard of design will all be required if consent is to be granted.

Supplementary Planning Guidance is provided in the 1987, 2007 and 2014 Design Guides

## **Officer assessment**

### Principle of development

Generally, there are no objections in principle to extending a dwelling, subject to satisfactory scale, design and external appearance. Core Strategy Policy DS1 allows for the principle of extensions to existing buildings within settlements and in the open countryside. Saved Local Plan

Policy LH4 provides the detailed policy guidance for extensions to dwellings and would in principle allow for new buildings within the curtilage of a dwelling for ancillary uses provided they do not amount to the creation of a separate dwelling.

#### Extensions to dwelling

Policy LH4 in particular allows such extensions, the pretext indicating that, in general, extensions amounting to about 25% of the original floorspace of the dwelling are likely to be acceptable. Further advice on this issue is provided in the 2007 Design Guide where it states, 'Extensions that are limited to less than 25% of the original building are more likely to be approved'.

Whilst the house extensions clearly exceed the recommended guidelines, they do not appear disproportionate in scale to the existing property, particularly within the context of the large plot (½ acre). Indeed, it is considered the west gable and rear infill extensions would produce a general balanced appearance to the property. Consequently, whilst cumulatively the extensions would clearly increase the overall massing, officers consider the form and use of matching materials (red brick) would appropriately reflect the design of the existing dwelling. Given the siting of the dwelling within a large garden plot and the extensions being set well back from the road, the overall scale and design is considered to be acceptable and would conserve the character of the locality.

#### Dependent relative accommodation

Policy LH4, which deals specifically with extensions and alterations to dwellings states that development will normally be permitted provided amongst other things, that it does not amount to the creation of a separate dwelling or an annexe that could be used as a separate dwelling.

The proposed unit is required to provide dependent accommodation for the applicant's elderly parent. Although the proposed unit contains all the facilities of a self-contained dwelling, it is set within the rear garden area and reasonably close (13m) from the rear elevation of the main dwelling. Furthermore, the proposal will share garden, parking facilities and all services, making it more difficult to sub-let or dispose of at any time. In any event, a S106 legal agreement is proposed, should Members be minded to support the proposal, which would restrict the use of this accommodation to ancillary dependant relative use only, therefore preventing any future fragmentation of the planning unit in perpetuity.

In terms of its scale and design, the proposed unit would be constructed of natural stone under a pitched blue slate roof and measure approximately 12m in length x 7m in gable width and 4.5m to the ridge. The front elevation would be fully glazed with glazed doors, one to an entrance hallway and one to the dining/living area. Four small roof lights are proposed on the rear elevation roof slope to light the shower room, utility, kitchen and carers room. In terms of its visual impact, much of the rear elevation wall of the building would be dug into the rising land, effectively reducing its massing. The height of the building would be single storey, which again would help reduce its overall impact within the site and from wider views in the locality and ensure that it is seen as a subservient outbuilding to the main dwelling.

As stated previously, the property lies within a large plot in a relatively isolated location, therefore it is believed the proposed unit would not adversely impact upon the residential amenity enjoyed by any of the surrounding properties. It is further considered that the removal of permitted development rights is necessary in this particular case to ensure that the Authority would retain control over the provision of any replacement outbuildings and boundary details to avoid any future undesirable fragmentation of the curtilage and therefore the possible creation of a separate residential unit. Consequently, it is considered that the creation of a separate dependent relative unit within this large plot is acceptable, subject to the Section 106 agreement and conditions outlined above.

### New double garage

The existing flat roofed garage is in a poor state or repair. The proposal is for its demolition followed by the erection of a traditional detached double garage with storage space above. The amended plans show the garage would measure approximately 6.5m in length x 6m in gable width and have a height to the eaves of 2.2m with an overall ridge height of 4.5m. Two roof lights are proposed in the rear elevation roof slope to light the storage space above.

The proposed garage would take advantage of the sloping site and by being partially dug into the rising ground and set on the boundary of the plot 12m from the road it therefore appears less intrusive within the plot and the immediate locality. In addition, the size and design would follow the local building tradition with the garage doors located under the eaves. Materials would be natural stone walling under a slate roof. In addition, the new garage would be sited approximately 30m away from the nearest neighbouring property (The Coppice) and at a lower level. This property is therefore not considered to be adversely affected by the development. In conclusion the new garage is considered to be acceptable in scale, siting and design such that it would reflect the subordinate and vernacular appearance of traditional outbuildings found within the National Park.

### Neighbour amenity

The garden of the property is large and enclosed by mature planting on the boundary which provides ample screening from neighbouring gardens. It is therefore considered that the siting and scale of the development will have little or no detrimental effect on the amenity of neighbouring properties.

### Other issues

Currently the existing access drive rises fairly steeply from the roadside to the garage and dwelling. The proposal is to re-grade this slope so the finished gradient will be less abrupt which in turn would afford a more level access to the proposed lower ground floor of the new gable extension and also the proposed garage. Separate flights of steps would then lead up from this level area to access the rear of the dwelling and the dependant relative accommodation respectively.

Whilst the plot has a number of mature trees, other than an overgrown holly bush, none of these will be affected by the development.

### Environmental Management

The agent has submitted the following in relation to renewables.

- The structures are all naturally ventilated, with through ventilation where possible.
- The fabric will be well insulated and sealed.
- The existing structure is being reused consolidating embodied energy.
- The structures are built into the slope adding to the thermal mass and stabilising temperatures
- Good daylighting with generous glazed areas. Potential overheating is avoided as the area of glass faces northwards.
- The existing property already has excellent levels of wall and loft insulation (completed under the government scheme for retro fitting insulation).

It is considered that the site offers potential for PV and solar thermal panels for the south rear facing roofs (i.e. not facing the road) and ground source/air source heating. Whilst these have been put to the applicant no specific proposals have been included at this stage, however the applicant has indicated they will look further into these technologies. It is therefore considered a

condition requiring the submission of a detailed scheme is attached to any permission in order to secure compliance with adopted policy.

### **Conclusion**

Whilst new build housing is normally not accepted outside of settlements, the creation of a separate dependent relative unit within the large plot and in relation to the extended dwelling house is considered acceptable in this case, provided that a legal agreement restricting the occupation of the dependant relative accommodation is concluded which also retains the accommodation ancillary to the main dwelling.

The proposed extensions and alterations are of an appropriate scale, design and external appearance in relation to the existing property. Furthermore they are in keeping with the immediate surroundings and would have no an adverse impact on nearby residential amenity.

Approval of the scheme is therefore recommended subject to the above conditions and to a S106 legal agreement to 1) restrict the occupation to ancillary dependant relative use, 2) not to permit the main dwelling and the ancillary accommodation to be disposed of separately and 3) to ensure the ancillary accommodation, main dwelling and land remain in common ownership with no separation of services.

### **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