

10. FULL APPLICATION – PROPOSED REAR EXTENSION TO DWELLING AT 2 CHURCH STREET, MONYASH (NP/DDD/0520/0420 - ALN)

APPLICANT: MS L SHOULS

Summary

1. The application is for a single storey rear extension to a semi-detached property within the Monyash Conservation Area. The Parish Council have objected.
2. The massing and design of the extension is acceptable. The scheme would not result in additional demand for parking and off-street parking provision would remain the same as at present.
3. The application is recommended for conditional approval.

Site and Surroundings

4. 2 Church St is a semi-detached property located on the eastern edge of the village of Monyash, and on the south side of Church St. The site is within the Monyash Conservation Area.
5. To the east of the site are open fields. The property is the first dwelling visible on the edge of the village, when approaching from the Bakewell direction to the east.
6. Vehicular access to a rear yard is via a narrow track to the east of the dwellinghouse. The track also gives access an off street parking area serving another property as well as the neighbouring field.
7. The property is modest in its proportions. It is constructed in natural limestone with gritstone dressings under a concrete tiled roof.

Proposal

8. The erection of a single storey gabled extension off the rear (north facing) elevation. The extension would accommodated a kitchen/dining room.

RECOMMENDATION

That the application be APPROVED subject to the following conditions or modifications:

1. **3 year time limit.**
2. **In accordance with amended plans.**
3. **Off street parking space as shown on the approved plans to be provided before the extension is first brought into use and maintained throughout the life of the development.**
4. **Sample panel of external walling to be agreed.**
5. **Environmental Management measures as outlined in the submitted Climate Change Mitigation Strategy to be adhered to.**
6. **Design details.**

Key Issues

- The impact of the extension on the character and appearance of the property and its setting within the Conservation Area.
- Impact on Residential Amenity
- Highways and parking issues.
- Environmental Management

Relevant Planning History

9. There is no planning history held on file with regard to this property.

Consultations

10. Monyash Parish Council: Objects to application and makes the following comments:

- Inadequacy of parking
- Loss of a historical building within a conservation area. This cottage is in what used to be a row of three miner's cottages.
- Application changes the house from a 3 bedroom family property into a 2 bedroom property.

11. District Council: no response.

12. Highway Authority: no highway objections subject to no loss of parking.

Representations

13. Two letters of objection have been received from the occupiers of neighbouring properties, raising the following concerns (in summary):

- Height of extension would block light and affect the view.
- Concerns about impact on off-street parking provision.
- Lack of information about siting of gas/oil tanks.
- Concerns about impact on rainwater drainage.

Main Policies

14. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3, CC1

15. Relevant Development Management Plan policies: DMC3, DMH7, DMT8

National Planning Policy Framework

16. 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.

17. The latest version of the National Planning Policy Framework (NPPF) was published on 19

February 2019. 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 policies of the Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.

18. 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. Our development plan policies should therefore be afforded full weight in the determination of this application.
19. Paragraph 172 of the NPPF 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. The conservation and enhancement of wildlife and cultural heritage should also be given great weight in National Parks.

Core strategy policies

20. GSP1 sets out the broad strategy for achieving our objectives having regard to the Sandford Principle. GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential.
21. GSP2 states that opportunities for enhancing the National Park will be identified and acted upon. Proposals must demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area and must not undermine the achievement of other core policies. When development is permitted a design will be sought that respects the character of the area along with appropriate landscaping.
22. 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.
23. L3 states that development must conserve and where appropriate enhance cultural heritage unless there are exceptional circumstances.

Development management policies

24. DMC3 sets out 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 assets. Particular attention will be paid to siting, scale, form, mass, landscape setting and the valued character and appearance of the area.
25. Policy DMH7 allows for extensions and alterations to dwellings provided that the proposal does not detract from the character or amenity of the original building, its setting or neighbouring buildings; does not dominate the host building especially where it is a designated or non-designated heritage asset; does not amount to a separate dwelling or annexe; and does not create or lead to undesirable changes to the landscape or other valued characteristic.
26. Policy DMT8 states that off-street car parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of the local community.

This should either be in the curtilage of the property or allocated elsewhere. The design and number of parking spaces must respect the valued character of the area, particularly in Conservation Areas.

Assessment

The impact of the extension on the character and appearance of the property and its setting within the Conservation Area.

27. 2 Church Street is a semi-detached cottage. It appears that the property was once two smaller cottages, knocked into one. It is a vernacular property of modest proportions, with typically low eaves, narrow gable and constructed in limestone with gritstone detailing and a concrete tile roof on the main part of the property and a blue slate roof on the lean to extension on the side gable. The property has a one-room deep floor plan with single storey lean-to additions on the rear (south facing) elevation and the east facing gable end. Being located at the entrance to the village and abutting Church Street the property is prominent and contributes positively to the character of the Conservation Area.
28. The proposals are to erect a single storey gabled extension projecting southwards off the rear lean-to. The extension would be of modest proportions, at 3m long by 3.5m wide.
29. At present, the proportions of the property mean that the rooms are laid out with a west-east emphasis and the proposed extension would alter this form to some extent by jutting out in a northwards direction, into the rear yard. However, the extension would be simply detailed and although it would be visible on the approach to the village from the east, it would be modest in scale and would be set back from the east elevation. It is considered that the impact upon the significance of the Conservation Area would be neutral.
30. It is proposed that the extension be provided in materials to match the existing building. This would be limestone walls with gritstone detailing (without quoins). The roof on the main part of the property is hardrow concrete tiles and the side lean to is blue slate. From public views the main house roof is not very visible, but the lean to extension is clearly visible when approaching the village and this roof is much more apparent. The proposed extension will be visible in that same view approaching the village and in that context it is more appropriate that the extension be conditioned to match the lean to with blue slate rather than hardrow tiles. This will have less impact on the conservation area.
31. The Parish Council comments about a historic building being lost are inaccurate because the existing building would be retained in its entirety (albeit altered). The plans do show that the number of bedrooms would be reduced from three to two (by the conversion of bedroom 3 to a bathroom) but this element of the scheme is permitted development.
32. In summary the proposals would conserve the character of the dwelling and the Monyash Conservation Area in accordance with adopted policies.

Impact on Residential Amenity

33. The property is semi-detached and so consideration must be given to the impact of the proposals on the privacy and amenity of the adjoining property (no.3 Church Street).
34. The submitted plans demonstrate that the extension would fall outside of a 45 degree line drawn from the centre of the nearest window on the rear elevation of the neighbouring property. As such, as advised in the Authority's Supplementary Planning Document on 'Alteration and Extensions', the extension would be unlikely to cause harm to amenity through impact on daylight or by being overbearing.
35. The property whose owner has objected with regard to impact on amenity is no.3 The Paddock. This property is two doors away to the west of the application site and due to the

intervening distances there would be no impact upon privacy and amenity as a result of the proposed single storey extension. Impact upon views is not a material consideration.

36. Another issue raised by the objectors is with regard to the siting of gas/oil tanks. The agent has confirmed that the heating system would be electric so there would no fuel tanks located on the site.
37. The issue of how rainwater from the neighbour's property is dealt with (where it discharges over the application site) is a civil matter or a building regulations matter – it is not a material planning consideration. Nonetheless the agent has provided significant detail on this issue and we are satisfied with the information provided.

Highways and Parking

38. At present due to the narrow nature of the lane to the side of the property and the position of the dwelling in relation to the rear yard, it is only possible to park on average sized car in the yard area to the area. There is no space for vehicles to manoeuvre within the site and so they cannot currently exit in a forward gear.
39. As proposed there would still be space for one vehicle to park within the curtilage of the property. Amended plans have been provided which show the alignment of the boundary wall between the yard and the lane adjusted to allow a vehicle to turn on the lane and exit onto the public highway in a forward gear. However it appears that the applicant does not own the part of the track that would facilitate the reversing of a vehicle and so use of this area cannot be guaranteed. Whilst this is unfortunate and would mean that parking provision would not be enhanced, the proposed extension would not in fact result in a demand for more parking at the property than at present and therefore a scheme that maintains the status quo is acceptable and in compliance with DMT8.
40. We consider that the amended plans with the wall alignment slightly altered should form the basis of the approved scheme as the altered wall would facilitate an improvement to the access should the agreement of the adjacent landowner be gained in the future.

Environmental Management

41. A Climate Change Mitigation Strategy has been submitted during the course of the application. This explains that the proposed insulation would exceed current building regulation insulation requirements. It is proposed to use locally quarried limestone and lime mortar will be used where possible for its carbon sequestering properties. The property doesn't use fossil fuels for heating directly, and is heated and hot water provided by electricity which can be sourced from renewable suppliers. Subject to a condition that requires the specifications on the Statement to be adhered to we consider that the proposals meet the requirement of policy CC1.

Conclusion

42. The proposed extension would conserve the character of the host property and the Monyash Conservation Area and would not cause harm to residential amenity in accordance with policies GSP3, DS1, L3, DMC3 and DMH7. Due to the size and nature of the extension it is unlikely that it would lead to a demand for additional parking and therefore the proposals to retain one off street parking space are acceptable. Consequently the proposals are recommended for conditional 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)

None

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