

5. FULL APPLICATION –PROPOSED SEMI-SUBTERRANEAN OUT BUILDINGS IN THE REAR GARDENING INCLUDING CREATION OF GARDEN TERRACE, THE MOUNT, THE HILLS, BRADWELL (NP/DDD/1219/1340, CW)

APPLICANT: MRS O'DRISCOLL,

Summary

1. A proposed front parking space has been omitted from the proposal and the application now seeks permission for two semi-subterranean outbuildings in the rear garden and associated terrace area.
2. Subject to conditions, the development satisfies the relevant policies outlined below and the application is recommended for approval.

Site and surroundings

3. The site is located at The Mount, The Hills, Bradwell. This is a traditional, detached property. The front elevation is constructed from natural limestone rubble, whilst the sides and rear elevations have been rendered. The property has a hipped natural slate roof.
4. The site is located within Bradwell Conservation Area. The proposal does not affect any Listed Buildings.
5. The Mount is located on the west side of The Hills with its front (east) elevation facing the public highway and a public footpath running to the north of the plot. The property is surrounded by residential properties, to the rear of the property the land falls away and therefore there are steps down to access the rear garden.

Proposal

6. The proposal has been amended since submission with the omission of the previously proposed parking area on the front garden. Amended plans now only propose the construction of two semi-subterranean outbuildings at the lower ground level on the rear elevation of the house. The roofs would be level with the ground level of the main house and would formalise and extend an existing level area as a garden terrace, bounded by metal railings (replacing the submitted glass balustrade) and have a flight of stone steps running down between the outbuildings to access the lower rear garden level. Each room in the outbuilding would be accessed and lit by a pair of glazed French doors opening onto the lower garden.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **3 year implementation period.**
2. **Development to be carried out in accordance with specified plans proposed side North ref.105 Rev A, proposed side south ref. 106 Rev A and proposed rear east ref 104 Rev C.**
3. **All new stonework shall be natural limestone faced, coursed and pointed to match the existing stonework of the house.**
4. **The new doors shall be recessed by 150mm from the external face of the stonework.**

5. The new doors to be provided in aluminium colour, to be approved in writing by the Authority prior to installation.
6. The new door openings shall each be fitted with a natural gritstone lintel.
7. The railing shall be painted dark grey and permanently so maintained
8. The glazing shall be provided in transparent glass with no mirror finish applied.

Footnote: No permission granted for the front parking space which is omitted for the proposal;

Key Issues

- The effect of the proposal on the appearance of the building, on neighbouring amenity, and the setting of the conservation area and wider landscape.

History

NP/DDD/0315/0172 – 3 storey extension to the rear of existing detached property – granted conditionally in May 2015

NP/NMA/1016/1067 – non-material amendment to door and window location – accepted in November 2016

Consultations

7. Highway Authority – Raised concerns over parking element of the application, which has now been removed.
8. PDNP Conservation Officer - *The property is one of a row of early twentieth century villas on the west side of The Green (visible on the 1922 third Edition Ordnance Survey map). The villas make a positive contribution to the character and appearance, and significance of the Bradwell Conservation Area and are specifically identified in the Conservation Area Appraisal (CAA): “The twentieth century villas on the west side of The Green as it runs south are distinctive in the Conservation Area”.*
The 3-storey rear elevation of The Mount is clearly visible in views towards The Hills from within the Conservation Area - from Dale End, Brookside and Hungry Lane, as well as from the footpath which runs up from Dale End to The Green, beside the property.
The CAA specifically identifies as important the boundary walling which runs between the garden to The Mount and the adjacent footpath on its north side, curving around the corner to meet The Green, and the low wall and railings to the front of the property.
The current application appears to propose the removal of the important boundary walling and wall + railings identified in the CAA, in order to create an off-road parking space. This will result in the loss of important features within the conservation area, and the removal of the historic enclosure to the road and to the south side of the footpath at this point, which pre-dates the construction of the Mount itself (visible on the C19th Ordnance Survey maps). These proposals will have a negative impact on the historic character and appearance of the Bradwell Conservation Area.
The land slopes steeply down from the road in this location, and it is unclear how a parking space can be created without considerable levelling of the land here, which would also alter, and have a negative impact on the historic character and appearance of the Conservation Area at this point.
The large areas of glazing and the glass balustrade proposed to the rear elevation would be visible from the public domain and would be a non-traditional element within the Conservation Area, unsympathetic to its historic character and appearance. This

would have a negative impact on the special interest of the Bradwell Conservation Area.

9. Bradwell Parish Council – Object for the following reasons
- *On the grounds of Design and Appearance. The rear of this property is clearly visible from many places in the village and the appearance is not in keeping with the character of the village. The removal of the parking space does not change this appearance.*
 - *Too large after previous work and external appearance out of keeping with other village buildings. Too much glass.*
 - *It's overdevelopment of the site and would like to know what the Peak Park rules on site development*
10. Derbyshire Dales District Council – No response to date.

Representations

11. There were three letters of support received. As the parking element has been removed from this application the comments relating to this have not been included. The following points are made:
- *The garden of the property is secluded and not visible from the road or the majority of properties in the area.*
 - *the proposed development to the garden will have minimal/no impact on residents and their views, or road users.*
 - *proposed developments would be a continuation of the substantial renovation work carried out on the property by the owners. This has had a significant positive impact on the visual appeal of the road and the proposed alterations to the front and rear of the property would enhance this further.*
 - *The garden rooms and terrace will be in a private garden and are unlikely to impact on the neighbouring properties.*
 - *the rear extension will have little or no impact on the views from Bradwell Dale and the glass screen proposed for the balcony will reduce any visual impact.*
 - *In terms of glazing to the proposed rooms, these will be mainly below eye level from most perspectives.*

Main policies

12. Relevant Core Strategy policies: GSP1, GSP3, DS1, L1, L3, CC1, CC5
13. Relevant Development Management Plan policies: DM1, DMC3, DMC5, DMC8, DMH8

National planning policy framework

14. 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.
15. The National Planning Policy Framework (NPPF) 2019 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.

16. In the National Park the development plan comprises the Authority's Core Strategy 2011 and the Adopted Development Management Policies. 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 government guidance in the NPPF with regard to the issues that are raised.

Core Strategy

17. 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.
18. 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.
19. Policy DS1 outlines the various development that is acceptable in all settlements and in the countryside, outside of the Natural Zone, one of which relates to extensions to existing buildings.
20. 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. L3 states that development must conserve and where appropriate enhance the setting, including statutory designations of importance or special interest.
21. Policy CC1 sets out options for climate change mitigation and adaptation, along with CC5 regarding flood risk and water conservation.

Development Management Policies

22. Development Management Policy DMC3 requires development to be 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. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
23. Policy DMC5 assesses the impact of development on designated and non-designated heritage assets. It states that planning applications for development affecting a heritage asset, including its setting, must demonstrate how the asset will be conserved and where possible enhanced.
24. Policy DMC8 deals with Conservation Areas specifically, and states that applications for development should demonstrate how the character and appearance and significance of the Conservation Area will be preserved and enhanced, taking into accounts matters such as views and vistas in and out of the Area, size of the development in relation to the existing building and design and materials to be used.

25. Policy DMH8 relates to new outbuildings and alterations and extensions to existing outbuildings in the curtilage of dwelling houses. It states that new outbuildings will be permitted provided the scale, mass, form, and design conserves or enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space, valued landscape character.

Bradwell Neighbourhood Plan

26. The property sits within the Bradwell Neighbourhood Plan, and within the 'Built Area' designated to meet Bradwell's housing need. More relevant to this proposal is policy H5, which outlines high quality design for new development to enhance the character of Bradwell.

Assessment

Principle

27. As an extension to an existing residential dwelling the proposal is accepted in principle by policies DS1 and therefore the main issue in the application is whether the scale, mass, form, design and materials of the proposed outbuildings would conserve and enhance the dwelling and curtilage, as well as the surrounding landscape including the setting of the Conservation Area (policies DMH8, DMC3, DMC5 and DMC8). Policies further require that the proposal not to impact adversely upon the amenity of the development and surrounding properties (policy DMC3).

Design

28. Policies DMC3 and DMH8 outline the design criteria required for new outbuildings. It has been agreed with the applicant that the outbuildings will be constructed in random natural limestone, with gritstone lintels to the doors. It was considered that the proposal as originally submitted was over-glazed, due to the large openings and a glass balustrade. Amended plans have now been received replacing the glass balustrade with metal railings, reduced door opening sizes with glazing bars to better reflect the divided window frames in the existing house.
29. The outbuildings would be accessed by steps running centrally down from the proposed new terrace to the rear garden which lies some 3 metres below the ground level of the main property. This will result in the top of the outbuildings being level with the ground level of the main property. The roof area of the outbuildings will be used as a terrace garden, with the fence at the top of the outbuildings, to be painted a dark grey.
30. The positioning of the steps within the footprint of the new outbuilding would divide the undercroft building below into two rooms each of which would measure approximately 3.5m x 3.5m. One of the outbuildings is to be used as a storage area/workshop and the other is to be used as a garden room. As required by policies DMC3 and DMH8 it is considered that the scale, form and massing of these outbuildings is modest and would be appropriate in this garden location. They would be constructed from natural local materials and would sit below the main property and thereby not be obtrusive outside the garden or dominate the original building.

31. It is therefore considered that in line with DMC3 and DMH8 the amended proposal does not detract from the character and appearance of the main building and its setting.

Heritage

32. Originally this application included a parking space to the front of the property. Due to the highway concerns raised and the impact on the Conservation Area, this element has now been removed from the application.
33. As the proposal is situated in a Conservation Area, policies DMC5 and DMC8 are also considered. The parish council has raised objections that the outbuildings will be visible from other parts of the village. These concerns were also originally raised by the Conservation Officer, due to the level of glazing. It is considered that with the replacement of the glass balustrade with a more traditional lightweight metal railings, the reduced opening sizes as well as the use of limestone, will all ensure that even when glimpsed from the limited viewpoints outside the site. It would appear appropriate in scale and detail to blend with the existing building and would thereby conserve the Conservation Area.

Landscape

34. Policy L1 state that development must conserve and enhance valued landscape character.
35. It is considered that whilst part of the development may visible from the rear of the property, this is in relation to an already established residential area and with the use of traditional materials this would not have any adverse landscape impact.
36. It is considered that the amended design ensures that the landscape character is conserved and that the proposal satisfies policy L1.

Amenity

37. Due to the secluded nature of the rear garden, at a lower height than much of the surrounding land, it is considered that there will be no amenity or privacy issues on the main building, or surrounding properties.

Highways

38. As the parking element to the front of the property has been removed, there are no highway issues to be considered.

Conclusion

39. The amended proposal is of a sensitive design and suitable materials which match the main house and therefore satisfies policies DMC3, DMC5, DMC8 and DMH8. As outlined by policy DMH8, the proposal will not have a detrimental effect on the character and appearance of the dwelling, its setting, or the surrounding area. In line with policy DMC3, it will not result in an unacceptable impact on the amenities of the locality or the quiet enjoyment of the nearest neighbouring properties. In line with policies DMC5 and DMC8, the character and appearance of the Conservation Area will be preserved. Approval is therefore recommended.

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

Report Author: Clare Wilkins, Sustainable Communities Officer