

**10. FULL APPLICATION – CONSTRUCTION OF A TIMBER FRAMED PORCH BETWEEN THE HOUSE AND THE BARN, HAYES FARM, CUCKOOSTONE ROAD, REAPSMOOR, LONGNOR (NP/SM/0420/0373 TM)**

**APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY**

**Summary**

1. The application seeks permission to erect a single storey timber framed porch which will act as a link between the host dwelling and barn. Having considered the potential impact on the character and appearance of the host dwelling and the privacy and amenity of neighbouring dwellings and the wider locality the impacts of the proposed development are acceptable and the application is recommended for approval.

**Site and Surroundings**

2. Hayes Farm is a traditional two storey farmhouse constructed from gritstone, with timber framed sash windows under a Staffordshire Blue slate roof. The Farm holding is made up of a farmhouse which is attached to a stone barn via a mono pitched stone store room. There are a variety of agricultural outbuilding constructed from a mixture of stone with Stafford blue tiles and steel framed cow sheds.
3. The site is located in open countryside on the Warslow Estate which is 2km north of Warslow village. The nearest neighbouring property is Hayes Cottage located 0.5km to the south.
4. There is several Public Rights of Ways (PRoWs) near Hayes Farm including a track 40m to the south and a public footpath that runs northwards located 80m to the east.

**Proposal**

5. The applicant seeks full planning permission single storey porch which will act as a link between the host dwelling and barn. The proposed porch would be of a lightweight design and be constructed from timber under a felted flat roof.
6. During the application, discussions with the applicant have taken place regarding the initial lean-to design which had a slate roof. This design was a too solid and did not harmonise with the traditional style of the host dwelling and traditional parapet walling. It would also result in the loss of visual separation between the two buildings.
7. We recommended a lightweight glazed design which would allow the original wall to be seen through the glazing. Amended plans were submitted taking into account these recommendations.

**RECOMMENDATION**

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

- **3 year implementation period.**
- **The development shall not be carried out other than in complete accordance with the specified amended plans.**
- **All timber shall be painted a dark recessive colour.**
- **Climate change mitigation measures to be implemented**

### **Key Issues**

8. The key issue for this application is whether the proposed single storey porch would be of an appropriate design which would conserve the character, appearance and amenity of the property, neighbouring properties and the special qualities of the National Park.

### **Relevant Planning History**

9. PE\2019\ENQ\38056: We provided the following advice in respect of a proposed link extension: *“From details provided in the enquiry your proposal to create a solid porch which will be a infill in-between what appears to be the dwelling and an attached outbuilding. In principle there is no objection to creating an internal space there, however, a solid form may result in the loss of visual separation between the two buildings which at present is clearly defined and only visually joined by a parapet wall which leads into a store.*

*Therefore, a lightweight glass / frame structure may be a way forward as it would allow the internal space required but still allow a clear distinction between the two buildings.”*

### **Consultations**

10. Derbyshire County Council (Highways): No highway comments
11. Derbyshire Dales District Council: No response to date
12. Parish Council: Support – No response to date
13. PDNPA (Archaeology): No archaeological comments

### **Representations**

14. During the consultation period, the Authority has not received any letters of objection.

### **Main Policies**

15. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1
16. Relevant Development Management Plan policies: DMC3, DMH7

### **National Planning Policy Framework**

17. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect when first published in 2012. The latest version of the 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. 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.
18. 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.'*

#### Main Development Plan policies

19. 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.
20. 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.
21. DS1 - Development Strategy. Supports extension/alterations in principle subject to satisfactory scale and design.
22. Policy L1 identifies that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone.

#### Development Management Policies

23. 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.
24. 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.

#### Supplementary Planning Guidance

25. The Authority's Design Guide and Detailed Design Guide for Extensions and Alterations Supplementary Planning Documents give advice that is relevant to the consideration of this application.
26. Chapter 3 of the Alterations and Extensions Detailed Design Guide states that there are three main factors to consider, massing, materials and detailing and style. It states that all extensions should harmonise with the parent building, respecting the dominance of the original building and being subordinate to it. The original character of the property should not be destroyed when providing additional development.

#### **Assessment**

##### Design and Landscape Impacts

27. The key issues are whether the proposal would conserve the character and appearance of

the building and the special qualities of the National Park or would harm the amenities of nearby neighbouring properties.

28. The amended scheme proposes a flat roofed porch which would create a link between the dwelling and stone store. The extension would protrude 3.65m by 3.95m in length and would be constructed from timber with a felted flat roof. The front elevation including the door would be fully glazed to allow the parapet wall and other original features would still be visible.
29. During the course of the application, amended plans have been submitted to ensure the proposal accords with our adopted design guide. A flat roof is proposed, which is not normally a traditional feature in the Peak District. However, the adopted Design Guide makes it clear that flat roofs can be an acceptable solution when forming a link between two existing buildings, as is the case here. The flat roof is a better solution than a pitched roof in this instance as it allows for a very simple and lightweight structure.
30. The lightweight glass/frame structure allows the additional porch space, without losing the clear distinction between the two buildings. The porch would be screened by the agricultural buildings opposite and would be slightly visible from the footpath which is located 80m to the east.
31. The amended scheme closely follows the advice in our adopted design guidance for link extensions. This allows the original dwelling and the stone barn to remain the dominant features, with the porch forming a very subsidiary addition.
32. Subject to conditions, the proposal is considered acceptable in scale, design and use of materials, in accordance with policies DMC3 and DMH7 in these respects.

#### Amenity Impacts

33. Outlook, amenity, privacy and daylight are fundamental considerations when altering or extending a property.
34. The nearest neighbouring property is Hayes Cottage located 0.5km to the south. It is therefore considered that the scale and nature of the works proposed and the separation distances between the site and the neighbouring properties would not result in any harm to the amenity of occupiers and users of any nearby property. The proposal is considered to accord with policy DMC3 in this respect.

#### Climate Change Mitigation

35. Policy CC1 requires that new development makes the most efficient and sustainable use of land, building and natural resources and achieves the highest possible standards of carbon reductions and water efficiency. A climate change mitigation has been discussed and the following proposed:
  - Locally sourced material along with a locally awarded contractor to reduce our carbon footprint.
  - Where possible we will reuse materials and aim for minimal waste disposal.
  - The rainwater will be captured into the existing surface water drainage which is disposed of using the existing soakaway.
  - All new lighting will be LED's.
  - Glazing will be double glazed and the roof material will be insulated bitumen flat roof system.

Given the scale of development proposed these measures are considered sufficient to

comply with policy CC1.

### **Conclusion**

36. In conclusion, the proposed porch is considered of an appropriate scale, design and materials that reflects and harmonises with the type and appearance of the main dwelling and its setting within the wider area. There would be no adverse effect on nearby residential amenity. Consequently, the scheme accords with Development Plan Policies and adopted Design Guidance, therefore recommended for approval.

### **Human Rights**

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

### **List of Background Papers** (not previously published)

None

**Report Author:** Teresa MacMillan, Planning Assistant