

## **12. FULL APPLICATION: REMODEL AND EXTENSION OF EXISTING DWELLING, WHITE EDGE THE BENT CURBAR NP/DDD/0920/0844 JK**

**APPLICANT: MR CHRIS SIMM**

### **Summary**

1. The proposal relates to the substantial demolition of a bungalow and attached garage and the incorporation of remaining fabric into the construction of a new two storey house.
2. The bungalow is no particular merit and the proposal represents an opportunity for enhancement via the replacement dwelling which is considered acceptable in principle under our replacement dwelling policy DMH9.
3. The new house would be significantly larger but would have an acceptable form to reflect the local building tradition and whose scale and massing can be accommodated on the site without harming local amenity. Materials would be natural reclaimed natural gritstone under a blue slate roof with mainly powder coated aluminium windows and doors.
4. The fenestration to the front is designed to reflect the local vernacular but to the rear there are significant areas of glazing to the ground floor which replicates that present in the current bungalow and is on balance acceptable. However on the first floor plans show the projecting rear gable would be dominated by a large and wholly inappropriate triangular glazed window which would have a harmful visual impact on both the house and its setting. This can be omitted by condition.
5. Overall the proposal is considered to represent significant enhancement to accord with our policies, except in respect of what would be a harmful visual impact from inappropriate triangular glazed rear window.
6. Only with the suggested condition omitting the rear gable triangular window and its replacement by a conventional opening would the application be considered to accord with adopted policy and design guidance. Subject to this amendment and the other suggested conditions the application is recommended for approval.

### **Site and Surroundings**

7. White Edge is a stone built four bedroom bungalow situated within Curbar village. It is located on the east side of The Bent, some 30m north of the crossroads formed with The Green and Pinfold Hill. The main building is set back around 22m from the street although there is a projecting gabled garage element on this frontage.
8. The bungalow sits between other residential dwellings with the closest being 'The Croft' to the north, and 'Windrush' and 'Drumbeg' to the south. To the east the rear garden rises up from the ground floor/rear terrace level to the boundary wall separating the garden from the open field. The ground beyond rises gently over some distance before ramping up steeply to Curbar Edge. Between Curbar Edge and the lower ground there are a series of high and lower level footpaths where mainly the rear roof of the bungalow is visible as the raised garden and boundary wall screen most of the lower wall.
9. The garden contains a number of mature trees and shrubbery. Together with a 3m tall leylandii hedge in the ownership of The Croft running along the northern boundary,

these screen most of the bungalow from the road and also from neighbouring properties. This is particularly so from The Croft where the high hedge provides an essential privacy screen given the garden of The Croft extends across in front of White Edge. The Croft is also oriented with its main elevation facing south toward the front of White Edge which is oriented east west with the main elevation facing The Bent only a few metres away and on the other side of the 3m high leylandii hedge.

10. The application site lies just outside the boundary of the Conservation Area which runs down the east side of the Bent across the property frontage and then turns up the side of The Green to exclude both White Edge and the adjoining modern properties in this locality and only include the historic core of the village.
11. The property lying across The Bent opposite White Edge, 'The Mullions' is a Grade II Listed building and there is a further listed building, Springfield Cottage, on the corner of The Bent and Pinfold Hill.
12. The bungalow is understood to have been constructed around 1970 from natural stone under a low pitched concrete Hardrow tiled roof. A lean-to conservatory has been added to the north gable end and a gabled double garage to the front elevation. This has a large single door and is the dominating element when seen from the street given it sits on the raised drive although it is only viewed over a relatively short section of The Bent before the vegetation either side screens public views.

### **Proposal**

13. Amended plans have been received and sent out for re-consultation. The consultation period expires a few days after the Committee and hence the recommendation includes provision for any representations received following committee to be considered.
14. The proposal is described on the forms as 'remodel and extension of existing dwelling' but is essentially a replacement dwelling given it comprises the demolition of a substantial proportion of the original bungalow and the whole of the garage leaving broadly just the south gable wall, around 2/3rds of the front wall and part of the rear wall along with some sections of a few internal stud walls.
15. These remaining walls would be incorporated into the construction of a two storey, four bed roomed house under a new blue slate roof. The main two storey form would have a front porch, a single story gabled element off the north gable and a rear two storey projecting gable with solar pv panels to the southern slope.
16. The frontage would have a fenestration that seeks to reflect local style with two light casement window frames whereas the rear elevation is characterised by larger openings comprising mainly of a series of glazed doors and openings on the ground floor, including across the rear facing gable end, which at first floor is also shown having a large recessed triangular window.
17. Four tall individual conifer trees in the front garden are shown removed. New terracing would be laid front and rear along with new steps at the rear to access the upper part of the rising rear garden.

### **RECOMMENDATION:**

18. **That the application be APPROVED subject to the following conditions and provided no further representations are received raising new material planning considerations, and that any which are raised be delegated to the Head of Development Management to consider in consultation with the Chair and Vice**

**Chair of Planning Committee:**

1. **Standard 3 year period for commencement of development**
2. **Carry in complete accordance with the amended plans subject to the following conditions or modifications.**
  - (i) **The omission of the first floor triangular window opening in the rear gable elevation and replace by a pair of casement frames in accordance with detailed drawings to be submitted for prior approval in writing.**
3. **Submission and agreement in writing of a detailed scheme for external hard and soft landscaping works with retention of the middle two conifers shown removed on amended plans, and at a minimum eaves height of the new dwelling.**
4. **Submission and prior agreement of a sample walling panel.**
5. **Submission and prior agreement of a sample of blue slate.**
6. **Submit and agree detailed finish colour to all doors and windows.**
7. **Prior to occupation, provide 3 no on-site parking spaces (each measuring a minimum of 2.5m x 5.5m).**
8. **Withdraw Permitted Development rights for alterations to the external appearance of the dwelling, extensions, porches, ancillary buildings, solar or photovoltaic panels, gates, fences, walls or other means of boundary enclosure without the National Park Authority's prior written consent.**
9. **Development to be carried out in full accordance with the revised Sustainability Statement and written verification provided to the Authority following completion.**
10. **Minor architectural design details, rain water goods, window recesses etc.**
11. **Implementation of bat mitigation measures.**
12. **Implement CC1 measures with post build verification.**

**Key Issues**

19. Whether the principle of replacing the bungalow with a larger house complies with planning policy – most notably DMH9: Replacement dwellings.
20. The impact of the development on the character and appearance of the built environment, landscape, nearby listed buildings and the Curbar Conservation Area.
21. The impact of the development on neighbouring amenity

**Relevant Planning History**

2020 – Pre-application advice given regarding altering and extending the bungalow to create a two storey house. The officer advice acknowledged the bungalow was on a tight plot with a close relationship to neighbours and initially advised best retained as a

bungalow form given likely amenity issues. Redevelopment as a two storey dwelling was not dismissed but it was stressed any scheme would need to be done with care in relation to neighbours and must be a positive enhancement and reflect the local building tradition. It was also pointed out to the agent that if the client wants large openings then the ability/potential to accommodate such lies more easily with the bungalow option. Further discussions took place which led to the submitted application scheme given without prejudice support in terms of scale, form and massing, but not detailed fenestration.

### **Consultations**

**Highway Authority:** No objections subject to parking being provided within the application site in accordance with the application drawings for 3 vehicles, and maintained for the life of the development.

**Curbar Parish Council:** Objects for the following (summarised) reasons:-

1. The size and height, will impact on the adjacent properties, particularly The Croft whose principal elevation faces south directly towards the proposed development.
2. Adverse impact on the properties in the Curbar Conservation Area which it will overlook.
3. Policy DMH9 Replacement Dwellings; The house has no special architectural features to justify the change. Also paragraph D specifically states that “in all cases a replacement dwelling must not create an adverse impact on neighbour’s residential amenity” which this proposal does.
4. The existing bungalow is built in a rather tight space and is unobtrusive, the proposal given its size and height, will be obtrusive to both neighbours and the general street scene, and represents an over development of the site.

### **Representations**

22. At the time the report was drafted we had received 13 letters, 8 object and 5 support the proposal.

*The grounds raised in objection (summarised ) are;*

23. The description “Remodel and extension of existing dwelling” is inaccurate and misleading, as it is replacing an existing bungalow with a two-storey house, and seems used to avoid policy DMH9: Replacement dwellings.
24. Does not comply with DMH9, or the Design Guide in many respects –
  - The house does not contribute to the character or appearance of the area, will detract from it, and is of poor architectural merit.
  - The existing bungalow is inconspicuous, whereas the proposed two storey house will have a visual impact on the area, including the adjoining Conservation area.
  - The proposed house is unneighbourly given its position closely adjacent to The Croft.
  - The house will also obscure the view between Windrush and The Croft looking up towards Curbar Edge from the centre of the Conservation area.
25. Detract from the Conservation Area and the setting of the listed buildings – ridge would stand high above The Bent and dominate the listed building The Mullions as well as block a section of the continuous view of Curbar Edge from public view on The Bent and impact on views from the listed Springwell Cottage

26. Would compound adverse impacts of the property Windrush at the junction of The Green and The Bent which already detracts from the Conservation Area
27. Proposed east elevation is largely glass and has an unneighbourly effect upon the lower part of the Green. The access land and footpaths up to the edge are also compromised.
28. Proposal would be too large and dominant on the site, concerns future garage would bring further over-development
29. Unneighbourly upon Windrush and Drumbeg to south.
30. Overshadowing/overbearing presence to the detriment of The Croft
31. Design not in keeping with Curbar's vernacular – fails with scale, size, mass and detailing as well as fenestration with mismatched front and rear elevations
32. Current bungalow is of its time, has its merits – it is well screened and not prominent and should be retained.
33. The basic fabric of the existing bungalow, appears to be of substance and good quality, a thorough refurbishment to present standards, plus partial redesign of the internal layout within the integrity of the footprint could provide excellent accommodation
34. Concern about potential overlooking and loss of privacy if the objectors leylandii hedge were removed, and the owners of White Edge could decide to remove the large conifers at any time (*officer note – the conifer trees to the front are shown in the amended plans to be removed*) especially given the right to complain to the Council and ask for a high hedge to be lowered.
35. Concern that the obscure glazed windows facing The Croft be replaced with clear windows,
36. PDNPA Design Guide states rooflights 'should be used with caution....They should be kept to the minimum number and size ...'. The 9 rooflights are too many for a building located on the edge of a conservation area and combined with the extensive use of glass at the rear of the house could also contribute to light pollution.
37. Would establish a precedent for future large houses replacing other single storey dwellings in the village changing its character.
38. Concerns about the possibility of future development on the site by means of permitted development rights.

*The support is on the following grounds:-*

39. Would be an attractive, more traditional house in keeping with the area.
40. The materials also appear appropriate to the location and would significantly improve the overall appearance.
41. The design of this proposal looks a considerable improvement to that of the existing property and would certainly enhance the site.
42. The proposal does not seem to over-develop the site and the design and layout has

been well thought out without causing any amenity issues.

43. It is good to see another ‘unused dwelling’ being brought back to life enabling another young family to live in the village.

#### **44. National Planning Policy Framework (NPPF)**

45. 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.
46. The National Planning Policy Framework (NPPF) has been revised (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 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.
47. In the National Park, the development plan comprises the Authority’s Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park’s statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

#### **48. Main Development Plan Policies**

##### **49. Core Strategy**

50. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies 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.
51. GSP3 - *Development Management Principles*. 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.
52. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Curbar is a named settlement.
53. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
54. Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.

55. Core Strategy policy CC1 requires development to make the most efficient and sustainable use of land and resources, to take account of the energy hierarchy, to achieve the highest standards of carbon reduction and water efficiency, and to be directed away from flood risk areas.

56. Development Management Policies

57. 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.

58. Development Management Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.

59. 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.

60. Policy DMH9 addresses replacement dwellings, permitting them provided that the dwelling to be replaced:

- is not Listed individually or as part of a group listing; and
- is not considered to have cultural heritage significance; and
- is not considered to contribute positively towards the valued landscape character or built environment in which it is located.

It also states that all proposed replacement dwellings must enhance the valued character of the site itself and surrounding built environment and landscape, reflecting the guidance provided in the Peak District National Park Authority Design Guide (2007) or any successor adopted Design Guide.

61. It notes that larger replacement dwellings should demonstrate significant overall enhancement to the valued character and appearance of the site itself, and the surrounding built environment and landscape. It is clear that in all cases the replacement dwelling must not create an adverse impact on neighbour's residential amenity. It also requires replacement dwellings to exhibit high sustainability standards.

62. Policy DMT8 addresses residential off-street parking. It 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 be either within the curtilage of the property or allocated elsewhere.

### 63. Supplementary Planning Documents

The Building Design guide and The Alterations and Extensions detailed design guide

### 64. Assessment

#### 65. Principle of Development

66. The majority of the resultant house would be formed from new construction so therefore we consider that in the context of our Development Plan policies the proposal should be assessed under policy DMH9. This allows for replacement dwellings provided those being replaced are not listed, have cultural heritage value or considered to contribute positively toward the valued landscape character or built environment in which they are located. The policy also states that where the replacement is larger it should demonstrate significant overall enhancement to the site and its surroundings.

67. The existing bungalow is of no architectural merit being a relatively modern building whose design, massing, roof pitch and fenestration are all out of keeping with both the surrounding built form and the wider local building tradition.

68. The principle of a replacement dwelling on the site is therefore acceptable and there is a clear enhancement opportunity on this site for the right design.

69. The main issue is therefore whether the new dwelling is of a suitable high standard of design which achieves the significant enhancement policy DMH9 seeks to the site and its setting whilst preserving neighbouring amenity.

#### 70. Impact of the proposals scale and massing on built environment and landscape character

71. Whilst the replacement house would have only a slightly increased footprint, its overall floorspace would be much larger due to the extra floor giving it a significantly increased volume. It would therefore be much larger than the existing dwelling it would replace and in such circumstances policy DMH9 requires that the application demonstrates significant overall enhancement to the valued character and appearance of the site itself, and the surrounding built environment and landscape.

72. The rectangular plan form and massing of the main double fronted element of the proposed two storey house would have traditional proportions. The gable width would be 6.45m and the main two storey front being 12m long with the lower 6m long single storey wing to the north side set back 0.35m from the main frontage wall.

73. On the south east rear corner the lean-to element of the main building which extends the kitchen area is shown flush with the gable end wall. We would normally ask for the lean-to element to be inset to express the full width of the gable end which would better reflect the local tradition. In this case however the scheme is reusing existing walls and foundations and to alter these for a modest inset would be less sustainable and costly as well as introducing an awkward step on the internally kitchen wall. Given this lies toward the rear of the dwelling and away from public vantage points we decided on balance, not to insist on this amendment.

74. There would a central pitched roof porch on the front elevation and to the rear a pitched



roof two storey rear wing. Overall the scale and form of the replacement house would generally reflect the local vernacular. The house would sit on the same site as the bungalow. This is some 5m back from the current front gable end of the garage and its wide door which currently dominates views into the site.

75. It would of course be taller and more of the roof will be seen from neighbouring properties and in the somewhat limited public views from the street. However, due to being of traditional form and design the new house would not have an overly prominent presence. From longer views from the east its two storey form means it would nevertheless blend with the local character which is predominantly two storey dwellings.
76. The new house would sit on the same site as the existing bungalow and the ground floor level would be at the lowest internal floor level of the existing bungalow given it reuses the floor level and some walls. The amended plans show a better relationship to external levels with the former proposed raised terrace in the front of the submitted scheme removed. The lowered ground floor level now relates well to existing ground levels and is acceptable. It would be flush at the rear and between 200mm and 400mm higher at the front with a lowered porch with an external and internal step up into the dwelling. Whilst the building would be of much greater mass than the current building, the proposed form, massing, and detailing would represent a substantial improvement over the existing property non-traditional form and massing, being reflective of the appearance of traditional buildings in this locality.
77. The removal of the garage also represents a clear improvement to the appearance of the site. Currently this dominates the short public views into the site up the drive and detracts from the character of the site and its setting on the edge of the Conservation Area. No replacement garage is provided in this scheme but there is adequate parking on site. Although some representations cite the lack of space for a replacement garage and raise the potential of overdevelopment if one were to be built, such issues cannot be considered in this application.
78. We therefore consider that the proposed location of the new dwelling along with its scale, form and massing would represent a significant improvement in the appearance of the built environment in this location. Although being taller and thus more visible its traditional form would blend better with surrounding buildings and the roofscape to make a much more positive contribution to the character and appearance of the Conservation Area its sits alongside.
79. The proposed dwellinghouse therefore justifies its larger size under the terms of policy DMH9.
80. A condition to require existing and proposed finished floor levels to be submitted and approved is recommended if permission is granted in order to ensure that the land upon which the building is constructed is not raised up, which could alter the impacts that it has.
81. Detailed Design Considerations
82. The proposed dwelling takes a simple rectangular form under a pitched roof, and on the front elevation the fenestration follows the local vernacular and exhibits a traditional high solid to void ratio in accordance with the Authority's adopted design guidance.
83. The rear however takes a wholly different approach and has a low solid to void ratio as a result of the fenestration being characterised by a dominance of glazed doors across the whole width of the ground floor elevation, including on the rear projecting gabled

wing which also has a large triangular recessed glazed opening filling the whole of the first floor.

84. This rear gabled projection reflects a common traditional form, although a little wide and having a slightly shallow roof plane. Nevertheless it would be acceptable if it were simply detailed to give it a high solid to void ratio like the front elevation. This would ensure that despite its scale it would nevertheless read visually as a subordinate element in the overall buildings design. This is important given the rear elevation, and especially the upper floor would be clearly visible in views from the east. From these the impact of the proposed over-windowed gable end would be readily apparent, especially when lit at night, and would be an incongruous and dominating element. This would detract from the design of the replacement house and have a significant harmful impact upon the valued character of the immediate locality and built environment. Given this finding of harm this element of the scheme could not be said to represent significant enhancement over the existing bungalow in terms of its local and wider landscape impact and impact upon the built environment.
85. We made it clear in negotiations that this was unacceptable and requested it be omitted but it remains in the amended plans at the applicant's request. Given we find the overall scale, massing and general design of the rest of the house to be acceptable a refusal on this issue alone would be unreasonable and we therefore conclude it would be appropriate if the application were to be approved that this element is omitted by condition in favour of a more appropriately scaled double casement window opening.
86. Given the large areas of glazing currently in the rear elevation of the current bungalow and taking into consideration the mitigating impact of the rising ground levels to the rear we conclude that the extent of glazing at ground floor, despite being excessive in other locations, is acceptable considering the overall enhancement of the scheme when taken as a whole.
87. The construction of the walls will reuse the natural gritstone walls reclaimed from the existing dwelling and a blue slate roof would replace the current concrete tiled one. Windows and doors would mainly be powder coated aluminium with gritstone heads and cills. These details are acceptable subject to final agreement of the detailed design and external finish and a suitable condition is suggested.
88. The Design Guide explains that porches are not a particularly traditional feature in the Park however in this case the porch is modest in scale, has a gable form and will add a focal point on the frontage for the main entrance. The front door is proposed to be a solid hardwood door painted in a recessive heritage colour.
89. Overall, the detailed design is considered acceptable and would represent a considerable enhancement over that of the existing bungalow and such be in accordance with policy GSP2, DMC3 and DMH9.
90. Impact on the character and appearance of the conservation area.
91. The replacement dwelling would remove the unsightly and somewhat dominant garage from the public views into the site, albeit from a limited section of the street, replacing it with a dwelling frontage set further back and having a traditional design and use of local materials. Whilst it would be taller than the bungalow the roof will blend with the current roofscape either side of the plot and therefore we conclude the scheme would enhance the site and the appearance of the local built environment. The site abuts the Conservation Area consequently these improvements would enhance the Conservation Area and comply with policies L3, DMC5, and DMC8.

92. Impact upon neighbouring properties

93. The closest neighbouring properties sit either side of the plot. The Croft to the north sits behind a tall evergreen hedge that is in the region of 3m high and provides an effective privacy screen down the whole boundary. The section of the replacement dwelling closest to the boundary on this side is single storey with the two storey section set back some 8.4m from the boundary with the main elevation at 90 degrees to that of The Croft. Having inspected closely the likely impacts from both sides of the hedge we consider the proposed house would not have any adverse overbearing or harmful shadowing impact upon the neighbour due this set back. Neither would there be any adverse impact from direct overlooking as the only first floor opening facing north is an obscure glazed bathroom window. The first floor windows in the main elevation of the proposed house face west however the acute angle, looking out of the closest first floor window north towards those in The Croft, would restrict views toward the closest windows. This angle, coupled with the 20m distance to the affected first floor window, results in a relationship which we conclude, on balance, be acceptable in terms of privacy and amenity. Notwithstanding this finding, retention of the central two conifer trees close to this boundary in the run of four and at a minimum height of the eaves would help offset any remaining concerns. A condition to this effect is suggested.

94. To the south the existing bungalow gable end, which stands some 5m from the boundary wall, is raised to two storey with the new ridge being 2.3m higher than existing. One obscure glazed opening at first floor is proposed as a secondary window and fire escape opening from the bedroom.

95. The raised gable is situated to the north of Windrush and Drumbeg so there are no concerns about overshadowing. Taking account of the orientation of these properties, their distance from the boundary, as well as the intervening landscaping we conclude that the additional height of the gable, would not be overbearing or otherwise adversely impact upon the amenity of either property.

96. Overall, the development is considered to conserve the amenity of nearby properties as required by policy DMC3.

97. Highways Impacts

98. Site access would remain unchanged, and the development would remain a single 4 bedroom dwelling as existing so would not result in any significant intensification of use on the site that would raise any highways impacts. The garage would go, however there is ample parking space on the driveway for the size of dwelling and the Highway Authority raise no objections provided 3 parking spaces are maintained. Subject to these being covered by condition the highway impacts arising from the development are considered to be acceptable and accord with policy DMT8.

99. Environmental Management of the development

100. A detailed and comprehensive Sustainability Statement details the measures to be employed to minimise energy usage and carbon emissions. It is considered that this would comply with policy CC1 and its implementation is suggested to be secured by condition above. The heavily summarised key points are;

- i. Existing gritstone will be salvaged to re-use wherever possible.
- ii. In keeping with Government directives on energy efficient homes, it is intended to insulate all new construction to meet current building regulations for thermal performance.

- iii. All new construction will incorporate Accredited Construction Details to maximise the dwelling's energy efficiency and improve thermal performance of the envelope.
- iv. Natural materials have been specified including gritstone and blue slate which are easily re-usable.
- v. Discarded materials will be recycled or re-used where appropriate.
- vi. Wider glazed opening to the west elevation of the ground floor living room, allows for increased passive solar gain.
- vii. The proposed insulated gritstone cavity walls will provide high thermal mass for passive retention of heat in winter and act as a heat sink for cooling in the summer.
- viii. Windows and doors will have integrated trickle vents which allow for passive background ventilation.
- ix. High levels of insulation will be installed within the walls, floors and roofs to meet current building regulations and improve energy efficiency.
- x. All window and door units will be double glazed and achieve maximum U-values of 1.6W/m<sup>2</sup>K and 1.8W/m<sup>2</sup>K  
All windows and doors, wall and floor junctions will be sealed.
- xi. New sloping ceilings will be insulated with continuous PIR insulation with aluminium taped seams to achieve thermal and air tightness.
- xii. Where there are flat ceilings, these will be insulated at loft level to current standards.
- xiii. The existing boiler will be replaced with a A++ rated boiler
- xiv. Energy efficient LED lighting will be utilised wherever spotlights are installed.
- xv. A new wood burning stove will provide direct heat to the living room and adjacent rooms.
- xvi. Solar photovoltaic panels will be incorporated into the southern slope of the rear gable to generate renewable energy for the property's use.
- xvii. The existing combined drainage system is to be utilised for foul and surface water drainage.
- xviii. Water efficient showers and mixer taps
- xix. A rainwater harvesting system is proposed

#### 101. Tree impacts

102. The 4 tall coniferous trees in the frontage which run alongside the neighbour's hedge are now proposed to be removed in the amended plans which we would normally consider to be acceptable given they are tall non-indigenous conifers which have been planted too close to the house and do not make a positive contribution to the character of the immediate area. However in this case, whilst we have no objection in principle it would be appropriate to retain the central two for the reason discussed above.

#### 103. Ecological Considerations

104. The application is supported by a survey which showed that low numbers of brown long-eared bat droppings were recorded within the roof space of the bungalow with potential access points observed at the gable ends. The report notes the building is located within the centre of the Curbar, with grassland and woodland being the main habitat types in the surrounding area and that Bat roosts are likely to be common in the locality.
105. No bats were recorded exiting the building during either bat survey. However, moderate levels of bat activity by four species of bat were encountered during both bat surveys. The report concludes that the building is used as a day roost by low numbers (<5) of non-breeding brown long-eared bats and is of therefore relatively low conservation status.
106. The report sets out that a bat mitigation class licence (BMCL) from Natural England would therefore be required before any works could proceed and that both sensitive

working methods would be required following mitigation in the form of providing alternative habitat with a bat box fixed to a mature tree in the garden. In addition it is recommended that two integral bat habitats be installed in each gable end of the new building. A condition is therefore suggested to achieve the recommended mitigation measures.

107. No evidence of nesting birds was recorded.

108. Conclusion

109. The replacement house would be significantly larger than the current bungalow however the increased scale can be accommodated satisfactorily on the site with the proposed form and massing. The detailed design and use of materials in the construction would also match the local building tradition subject to the amendments to replace the window in the rear gable and inset the kitchen lean-to.

110. With those design amendments and the suggested conditions the replacement house would enhance the character and appearance of the built environment, the wider landscape and the setting of the Conservation Area. It would also conserve neighbouring amenity. Adequate on-site parking is provided for to the satisfaction of the Highway Authority there are no ecological objections to the loss of the bat roost in the roof which can be adequately mitigated for.

111. It is therefore concluded that the amended scheme would accord with Policies in the Development Plan and the Framework and with no other material considerations that would indicate a different decision, then accordingly, the application is recommended for conditional approval.

112. Human Rights

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

114. List of Background Papers (not previously published)

115. Nil

116. Report author: John Keeley – Planning Team Manager (North Area).