

11. FULL APPLICATION – NEW ROOF AND BUILD UP WALLS IN LIMESTONE ON EXISTING STORE, THE GREEN, MAIN STREET, CHELMORTON (NP/DDD/0121/0013 TM)

APPLICANT: MRS GILL CHAPMAN

Summary

1. The application seeks permission for a new roof and to build up walls in limestone on the existing store. 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. The Green is a traditional detached dwelling together with an associated holiday let situated on the western side of Main Street, which is a built-up area of Chelmorton village. The property is constructed with limestone walls and a concrete tile roof. The site is within Chelmorton's designated conservation area.
3. The nearest neighbouring properties are Nether Green which lies 18m to the south, 1 and 2 Norwood are 40m to the east, Haywood is 44m to south-east and The Smithy is 20m to the north-east.
4. St John the Baptist's Church is a grade II* listed building which is located 280m north east and Townend Farm is a grade II listed building situated 440m south west of the application site.

Proposal

5. The applicant seeks full planning permission for a new roof and to build up the existing walls in limestone on the existing store.
6. The current store is a lean-to constructed from limestone with sheet roofing and timber windows and door. It is proposed to change the lean-to extension to a gabled pitched roof using concrete pantile to match the main house. There would be a new vertically clad timber door to the east elevation and new timber windows to the north elevation.

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 plans.**
- **All new stonework including lintels, sills, quoins and surrounds shall be in natural stone, coursed, laid and pointed to match the existing dwelling house.**
- **The new roofs shall be clad with concrete pantile to match the dwelling house. The roof verge(s) shall be flush cement pointed, with no barge boards or projecting timberwork.**
- **Climate change mitigation measures to be implemented**

Key Issues

7. The key issue for this application is whether the scheme 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

8. NP/DDD/0618/0504 – Bike and Bin Store. Granted conditionally Aug 2018
9. NP/DDD/1105/1053 – Retrospective application for conversion of cart shed to holiday unit. Granted conditionally – December 2005
10. DDD0102010 – Conversion of cart shed to additional living accommodation. Granted Conditionally March 2002

Consultations

11. Derbyshire County Council (Highways): No highway objections, subject to no loss of parking provision within the site.
12. Derbyshire Dales District Council: No response to date
13. Parish Council: Supports this application

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, DMC8

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.
25. DMC8 states that applications for development in a Conservation Area, or for development that affects its setting or important views into or out, or across or through the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.

Supplementary Planning Guidance

26. 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.
27. 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

The impact on the appearance of the host property, the character of the Conservation Area and the special qualities of the National Park

28. The key issues are whether the proposal would conserve the character and appearance of the building and the special qualities of the National Park and the impact it would have on the amenities of nearby neighbouring properties.
29. The scheme proposes to change the lean-to extension to a gabled pitched roof using concrete pantile to match the main house. There would be a new vertically clad timber door to the east elevation and new timber windows to the north elevation.
30. The proposed scheme would use traditional materials means that it will have minimal impact on the site itself and the surrounding area, and will not be visually intrusive. It would not have an impact on St John the Baptist's Church is a grade II* listed building or Townend Farm is a grade II listed building.
31. It is considered that the proposed changes to the existing store in respect of form and massing would not have a detrimental effect on the character and appearance of the property or its setting and would preserve the character of the Conservation Area and nearby listed buildings in accordance with policies GSP3, DS1, DMC3, DMH7, DMC8 and guidance in the SPD.

Amenity Impacts

32. It is 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.

Highway Impacts

33. With regard to the impact of parking, the proposed scheme would not change the footprint of the existing building, therefore there would be not impact on the existing parking for this site. The development would be very unlikely to intensify existing levels of traffic associated with the site.

Climate Change Mitigation

34. 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:
 - Low energy light fittings and fixtures fitted, both internal and external.
 - Sustainable insulation to be used.
 - All construction materials and finishes to have low environmental impact.
 - All construction materials and finishes to be locally sourced eg: Reclaimed local stone, low carbon cement, timber from sustainable source.
35. Given the scale of development proposed these measures are considered sufficient to comply with policy CC1.

Conclusion

36. In conclusion, the proposed scheme 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

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