

9. FULL APPLICATION - EXTENSION AND ALTERATIONS TO DWELLING, EXTENDING INTO OUTBUILDING AND ERECTION OF DETACHED GARAGE BLOCK - HARRIERS COTTAGE, BIGGIN – (NP/DDD/0421/0408, MN)

APPLICANT: Dr Dallas Burston

Summary

1. The application property is a semi-detached dwelling in the village of Biggin. The proposals involve extending it to the rear with a double piled gable, extending the living accommodation in to some single storey attached outbuildings, and erecting a new detached garage.
2. As amended, the design and appearance of the proposals have been found to conserve the character and appearance of the built environment and wider landscape, and to accord with planning policy in other regards.
3. The application is therefore recommended for conditional approval.

Site and Surroundings

4. The application site comprises of a two storey dwelling house with a range of outbuildings and associated external areas. The property lies within Biggin village, to the north of Main Road. The dwelling is set back approximately 23 metres from the road and has a garden and vehicular access from Main Road to the front. The site adjoins buildings known as Peakside and High Peak Harriers to the western side. An agricultural field lies immediately to the north and east with Biggin Depot and a former barn building lying further to the north and north west. The dwelling is vacant and is in a poor condition. The dwelling is sited outside of any designated Conservation Area.

Proposal

5. To construct a two storey extension to the rear of the house, to extend the living space in to the attached outbuildings, to make changes to openings in the dwelling, and to erect a detached garage block.
6. Amended plans have been received during the application, making adjustments to openings and moving the garage closer to the dwelling.

RECOMMENDATION

7. **That the application is APPROVED subject to the following conditions:**
 - 1) **3 year time limit**
 - 2) **In accordance with amended plans**
 - 3) **Design details**
 - 4) **Garage materials to match the existing**
 - 5) **Sample panel for garage**
 - 6) **Insulation measures set out on the approved plans to be incorporated**

Key Issues

8. The impact of the development on the appearance of the built environment and special qualities of the National Park.

Relevant Planning History

9. 2017 – Planning permission granted for two storey rear extension and porch.

Consultations

Derbyshire County Council - Highways – No objections

Derbyshire Dales District Council – No response.

Hartington Nether Quarter Parish Council – Object to the proposal on the grounds that the proposed garage would be positioned where a tree currently stands, because there was no garage in this position previously and because of the size of the proposed garage.

Representations

10. None received.

Main Policies

11. Core Strategy policies: GSP1, GSP2, GSP3, DS1, CC1
12. Development Management policies: DMC3, DMH7
13. 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:
 - a. Conserve and enhance the natural beauty, wildlife and cultural heritage
 - b. Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
14. 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.

National planning policy framework

15. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The NPPF was updated in July 2021. 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 Local Plan comprises the Authority's Core Strategy 2011 and the Development Management Policies Document 2019. Policies in the Local 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 Local Plan and more recent Government guidance in the NPPF.
16. Paragraph 176 of the NPPF states that 'great weight should be given to conserving 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 landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

Local Plan

17. Core Strategy 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. Core Strategy policy GSP2 states, amongst other things, that when development is permitted, a design will be sought that respects the character of the area.
19. Core Strategy 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.
20. Core Strategy policy DS1 details the development strategy for the National Park, and permits extensions to dwellings in principle.
21. Core Strategy policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
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 DMH7 addresses extensions and alterations, permitting these provided that the proposal does not:
 - (i) detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or
 - (ii) dominate the original dwelling particularly where it is a designated or non-designated cultural heritage asset;
 - b. or
 - c. (iii) amount to the creation of a separate independent dwelling; or
 - d. (iv) create an adverse effect on, or lead to undesirable changes to, the landscape or any other valued characteristic; or
 - e. (v) in the case of houses permitted under policy DMH1, exceed 10% of the floorspace or take the floorspace of the house above 97m².

Assessment

Principle of the development

24. Development comprising alteration and extension of dwellings is supported by planning policies DS1 and DMH7 in principle.

Design and appearance

Garage

25. As originally proposed the garage was positioned several metres from the main dwelling and, due to the open fields to the east, appeared somewhat isolated. It also appeared to be positioned over the location of a mature conifer tree. It has since been re-positioned to bring it closer to the house, and to avoid the tree. Its relationship to the house is now considered to be acceptable, and would not have any significant adverse impact on the wider landscape.
26. In terms of its design, the garage has a typical design for such a building, being of rectangular form with two single doors set beneath the eaves of the roof. It would appropriately reflect the local building traditions and the parent dwelling. The scale of the garage is considered to be commensurate with the size of the host dwelling and the plot in which it would be sited, and would not appear discordant or overbearing.
27. Overall, the proposed garage, as amended, would accord with the requirements of policies DMC3 and DMH7.

Two storey rear extension

28. The proposed two storey extension to rear would have a double roof pitch with a valley and would break through an existing cat slide roof. The proposed extension would be built using stone with a tile roof and would have stone lintels and surrounds.
29. The extension initially had larger windows set in to the gables, but these have been replaced with smaller windows that better retain the solidity of the gables.
30. A patio door is proposed to the eastern side elevation, which would not be prominent in views of the proposed extension.
31. Whilst the proposed extension would disrupt the simple appearance of the existing rear elevation of the host property to some degree, it is considered that the scale, appearance and detailing of the extension is acceptable and would not be harmful to the character of the host property or to the visual amenity of the area.
32. Furthermore, the works are to the rear of the dwelling and would not be prominent in the street scene. As such, the landscape impact would be minimal.
33. The proposed works would therefore comply with policy DMC3.

Alterations to house

34. The house would be extended in to the adjoined outbuildings by the development, which would become a home office accessed by an external door.
35. These are in a poor state of repair, and are clad with a mixture of stone and rendered walling with tile and sheet metal roofing. The roof would be replaced with clay tiles and the walls would be rendered. This would improve the appearance of this part of the building. The proposed changes to openings would have only a minor impact on the buildings external appearance.
36. To the front of the main house, the porch shown on the existing plans has already been removed. The front wall would be rebuilt, replacing the uneven rendered frontage with natural stone walling. This would make a significant improvement to its appearance.
37. Openings to this elevation would also be altered, with 4 timber sash windows and a central door reflecting the appearance of a traditional local dwelling.

38. Overall, the proposed changes to the dwellinghouse, as amended, would accord with the requirements of policies DMC3 and DMH7.

Amenity

39. The proposed two storey extension would not project forwards of the existing footprint of the host dwelling as it would incorporate existing single storey elements of the host building. As such, it is considered that any additional overshadowing or oppressive impact to the neighbouring property at Peakside would be limited and would not result in significant harm to the amenity of the users of this property. The two storey extension to rear would not result in harm to occupiers or users of any other properties in the locality, given the intervening distances.
40. The use of the outbuildings as part of the dwelling would also pose no amenity concerns, given the position of openings relative to neighbouring properties.
41. The development therefore complies with policy DMC3 in regards to amenity.

Highway considerations

42. The development would not result in significant additional traffic movements and parking and turning provision would remain sufficient. There are therefore no highway issues arising from the proposals.

Climate change mitigation

43. A sustainability statement has been provided outlining the measures proposed, and updated plans have been received specifying proposed insulation types and levels.
44. The measures are effectively limited to improving insulation within the building and installing double glazing. These extend beyond the new extensions throughout the whole building however, which will improve the thermal efficiency and reduce the energy usage of the whole property.
45. Given that the development is for extension of an existing building, these are considered sufficient to meet the requirements of policy CC1.

Conclusion

46. The development would conserve the character and appearance of the built environment and landscape, according with planning policies GSP3, DMC3, and DMH7.
47. Accordingly, the application is recommended for approval subject to conditions.

Human Rights

48. None arising.

List of Background Papers (not previously published)

49. None

Report Author and Job Title

50. Mark Nuttall, Senior Planner