

11. HOUSEHOLDER APPLICATION - PROPOSED EXTENSION OF DWELLING – SWALLOW END, ROWSLEY (NP/DDD/0122/0068 MN)

APPLICANT: MRS K. BISTANY

Summary

1. The proposed development relates to the extension of a semi-detached traditional dwellinghouse.
2. The scheme has been amended during the course of the application, reducing the size of the proposed extension on the basis of a land ownership dispute, and now amounts to a side extension to the property.
3. The proposal is concluded to conserve the character and appearance of the dwelling, the significance of the nearby listed building, and raises no amenity issues.
4. Having also taken account of all other policy and material considerations, the application is recommended for approval subject to conditions.

Site and Surroundings

5. Swallow End is one of a pair of attached linear cottages of vernacular design and character standing in an isolated location south of Pilhough Lane, approximately 1km north-east of Stanton and 1km south-west of Rowsley. The cottages are sited on a steep north-facing hillside backed by broken woodland to the south (above) the cottages. The land to the north falls away markedly such that there are expansive panoramic views over the Wye Valley. Swallow End Cottage is the eastern cottage and has a small weakly defined curtilage to its north (front) side.
6. A shared access drive serves both cottages and two other dwellings to the north and east which are slightly separated from the two cottages. The track initially rises steeply from Pilhough Lane then levels out to serve the cottages approximately 70m from the road junction. The cottages are intermittently visible from approaches up Pilhough Lane.
7. The application property is a small and simple two-storey cottage which comprises of approximately one third of the extent of the adjoined linear cottages, the other being the larger Swallow Cottage. It would appear that historically there would have been three dwellings within the building group, with the western and middle dwellings being merged to a single dwelling to form Swallow Cottage.
8. The buildings together are constructed in coursed gritstone with blue slate roof to the application building and hardrow brown tiles to Swallow Cottage. There is an increase in eaves and ridge height to Swallow Cottage to the west, but the character of the adjoining buildings is of a short terrace, albeit with distinguishing detailing to the separate units.
9. The application building comprises effectively a one-up one-down two storey main section adjoining Swallow Cottage with a small single storey projection to the east gable containing a small kitchen. A small two storey gabled projection extends to the rear, cut into the steeply rising ground containing a box room and shower room below. Overall the scale of the existing dwelling is very modest. The front elevation of the single storey side projection is set back slightly from the main cottage frontage.
10. The detailing of the application building is simple gritstone cottage vernacular with small casement windows with heavy stone surrounds and mullions. A shallow storage shed abuts the eastern gable of the single storey section.

11. Aside from the adjoined neighbour, the next nearest property is that of Wye View, approximately 25m to the north east, and the listed Ivy Cottage, some 30m to the south east.
12. The site is outside of any designated conservation area.

Proposal

13. The amended proposal comprises simple upward extension of the single storey component of the house to create a first floor bathroom and storage space. The ground floor would be retained as kitchen.
14. The footprint of the building would not be increased from the existing dwelling. The eaves height would be consistent with the main cottage but ridge height lower than the main roof consequent to the narrower width of the section than the main cottage.
15. Materials and detailing would match the existing.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions -

- 1. Standard time limit**
- 2. Carry out in accordance with amended plans.**
- 3. Agree details, recess and finish of timber windows and doors**
- 4. New stonework to be natural gritstone to match the existing with roof clad with natural blue slate.**
- 5. Cast metal RWGs painted black and installed on rise and fall brackets directly to the stonework without the use of fascia.**
- 6. The permission explicitly excludes / does not permit the proposed siting of the LPG tank to the north-east section of curtilage included within the amended plans but that is not covered by the application description of development.**

Key Issues

16. The impact of the development on the appearance of the built environment and landscape of the National Park, effect on the setting of a listed building and effects on neighbour residential amenity.

History

17. No planning history pertaining to Swallow End.
18. Extensive but not pertinent planning history in relation to adjoining Swallow Cottage and the barn conversion 'Wye View' in relative proximity to the application site.

Consultations

19. Derbyshire County Council Highways - No Objections
20. Stanton in Peak Parish Council – Object to the proposals:

21. *Stanton in Peak Parish Council objects to this application as the massing of the extensions exceeds the original property which is adjacent to a listed building.*
22. *Council notes some confusion over the name of this property, the application states Swallow End, yet it's also known as Wye Cottage and it is noted that this is an application to extend what is an already extended property. The existing rear double storey is an extension to the original cottage, the existing single storey side extension is also a later addition.*
23. *The application is for a second rear 2 storey high extension and to increase the height of the side extension to 2 storeys. The 'massing' of the proposed extensions are clearly larger than the original cottage, the side extension proposed appears to be just subservient (but not as clear as most extensions are required to be in the Design Guides).*
24. *It is located adjacent to a Listed property, Ivy Cottage that forms part of the Swallow Cottage group of units and which share a boundary and the same access route on an overdeveloped site.*
25. Derbyshire Dales District Council – No response to date.

Representations

26. One third party representation has been received, objecting to the proposals.
27. The objection was made on grounds that the proposed rear extension component of the originally submitted application (now omitted as part of the amended scheme) lay across land in ownership of a third party. The objection also referred to the removal of ivy and shrubs to the rear of the property claimed to be outside the applicant's land in ownership.
28. Officers note that the representations have been made in relation to the scheme as submitted. The representations need to be considered insofar as they remain relevant to the amended scheme and development description.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, L1, L3.

Relevant Development Management policies: DM1, DMC1, DMC3, DMC4, DMC5, DMC7.

National Planning Policy Framework

29. The National Planning Policy Framework (NPPF) was revised 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 development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies 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 Government guidance in the NPPF.

30. Para 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.’

Core Strategy

31. 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). GPS1 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.
32. Policy GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon, and opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.
33. 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.
34. Policy L1 requires 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 will not be permitted.
35. L3 deals with heritage assets including Conservation Areas, the setting of listed buildings and Scheduled Monuments and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.

Development management policies

36. The development management policies require a high standard of design (DMC3), they require a heritage assets significance to be identified and conserved or enhanced (DMC5), development that harmed the setting of a listed building would not be permitted (DMC7). DMC3 also protects the amenity of the area and neighbouring properties.
37. 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; or
 - (iii) amount to the creation of a separate independent dwelling; or
 - (iv) create an adverse effect on, or lead to undesirable changes to, the landscape or any other valued characteristic; or
 - (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

38. The proposal is for a modest upward extension to a vernacular cottage. Development comprising alteration and extension of dwellings is supported in principle by planning policies DS1 and DMH7.

Design

39. The proposal (as amended) comprises a modest upward extension from the existing vernacular building to provide for first floor bathroom and storage. The rear extension component submitted with the original application has been omitted from the amended plans pending the boundary ownership dispute's resolution.
40. The upward extension would not result in an expansion of the footprint of the cottage.
41. The front elevation of the existing single storey side extension is slightly set-back from the main terrace and hence gable width is narrower, allowing for a first floor to be constructed whilst securing a lower ridge height than the adjoining section. The character of the terrace as a whole is partly defined by mixed eaves and ridge heights. Detailing and materials are to match the existing.
42. The scale of proposed extension has been questioned by the Parish Council in their consultation response. It suggested that the combined extensions to the side and rear of the existing building within the original scheme would be disproportionately large to the original dwelling. Amended plans have been received which removes the rear section originally proposed, although on balance officers consider that the proposed works as submitted would have been of a scale which could have been supported.
43. In any case, the proposals as amended are considered to broadly reflect the principles set out in design guidance.
44. The massing of the extension is somewhat at odds with adopted design guidance, being of narrow proportion that does not reflect the proportions of the dwelling. Given the modest overall scale and generally appropriate design of the extension though, the effects on the character of the terrace and its appearance in the wider landscape are not considered to be significantly adversely impacted upon. Overall, the development is concluded to comply with policies GSP3, DMC3, and DMH7 in design terms.
45. It is noted that an LPG tank is indicated on the amended site plan. This does not form part of the development description however, and no elevational plans or specification have been provided. These works would therefore be subject to separate permission. A condition to advise that the tank is not authorised in the event of this application being approved is recommended for reasons of clarity and the avoidance of doubt.

Impact on setting of a Listed Building

46. The application site is adjacent to the listed building of Ivy Cottage and the access to it is shared with the application site. Ivy Cottage is located approximately 30m to the south east at the nearest point to the application building. Officers consider that there is minimal inter-visibility between the two buildings as a consequence of elevation change and established vegetation. The proposed extension to Swallow End would not materially alter the relationship between the buildings or harm the setting of the listed building. Therefore policies L3 and DMC7 would be satisfied.

Amenity

47. There would be no material harm caused to the amenity of neighbouring properties as a consequence of the proposal – it would not be overbearing on any other dwelling, or result in a reduction to their privacy. The proposed first floor window to the extension would serve a bathroom and be obscure glazed. The development therefore complies with policy DMC3 in so far as it relates to amenity.

Conclusion

48. The proposed scheme would converse the built environment, and would result in no material harm to the setting of the nearby listed building, or to neighbouring amenity.
49. With the above suggested planning conditions the proposals will conserve the character and appearance of the site and is therefore in accordance with the policies of the development plan and the NPPF.

Human Rights

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

List of Background Papers (not previously published)

51. None.

Report Author and Job Title

52. Mark Nutall, Interim South Area Manager