

**8. FULL APPLICATION – ALTERATIONS AND CHANGE OF USE OF OUTBUILDING TO DWELLING FOR SELF-CONTAINED HOLIDAY LET USE AT HARTINGTON COTTAGES, KNOWL COTTAGE, MARKET PLACE, HARTINGTON– (NP/DDD/0522/0598, FJ)**

**APPLICANT: RACHEL SUMMERFIELD**

**Summary**

1. The application site comprises a small holiday cottage complex of 3 cottages known as Hartington Cottages. The main cottage at Knowl Cottage fronts the highway, with two additional holiday cottages to the rear. The site also includes an outbuilding to rear comprising of 3 rooms: games, laundry and store.
2. The proposals involves changing the use of the outbuilding to create an additional 1-bed holiday cottage. Alterations to the building include applying a stone skin to a section of exposed concrete block work to the rear wall and replacing the existing metal skin mono-pitched roof with traditional tiled dual pitched roof.
3. Planning policy supports minor developments which extend or make quality improvements to existing holiday accommodation. Subject to conditions, the design and appearance of the development has been found to be acceptable in its context and to accord with planning policy in all other regards.
4. The application is therefore recommended for conditional approval.

**Site and Surroundings**

5. The application site comprises a traditional cottage (Knowl Cottage) fronting the highway (Market Place). A converted barn is located to the rear and southwest corner of the site, comprising of two additional holiday cottages ('Dove' and 'Manifold'). An outbuilding is also located to the rear and to the southeast corner. All of the buildings on the site are constructed in stone, with dark roof tiles. However, a section of the roof to the extended outbuilding is clad in profiled metal sheeting.
6. The outbuilding comprises of 3 rooms: games, laundry and store. The outbuilding has been extended, with the east facing rear wall completed in unfinished concrete block work and a mono-pitched profiled metal sheet roof.
7. The neighbouring adjoining property to the western side comprises a café (Beresford Tea Rooms). The neighbouring property to the east, and separated by a private driveway, is a converted former hotel now comprising of individual residential apartments. The site backs onto bungalow and its associated courtyard.
8. The site is located within the core of the village of Hartington.
9. The site is within the Hartington conservation area.

**Proposal**

10. Alterations to and the change of use of the outbuilding to self-catering holiday accommodation.

**RECOMMENDATION**

11. **That the application is APPROVED subject to the following conditions:**

- 1) **3-year time limit**

- 2) In accordance with the submitted/amended plans
- 3) Occupancy Restriction - short-let holiday accommodation ancillary to Knowl Cottage
- 4) All new doors and window frames to be of timber construction
- 5) All new windows and doors recessed from walls
- 6) Flue vent & rainwater good to be finished in black
- 7) New stonework, mortar and roof tiles to match existing
- 8) Any external lighting scheme subject to approval
- 9) Hardstanding area for parking and manoeuvring to be retained

### **Key Issues**

12. The principle of the development; design and visual impact of the alterations; neighbouring amenity; highways and parking; and other matters raised in the objections.

### **Relevant Planning History**

13. No recent planning history.

### **Consultations**

14. District Council – No response at time of writing.
15. Parish Council – Object:
  - not a heritage asset and of rudimentary design
  - concerns regarding parking and access
  - adverse impact on amenity of occupants of Minton House due to increased roof height
  - village already well served by holiday accommodation
16. Local Highway Authority (Derbyshire County Council – No objections, subject to conditions:
  - parking/manoeuvring to be retained
  - holiday let unit to remain ancillary to Knowl Cottage

### **Representations**

17. 3 representations have been received at the time of writing – 1 in support and 2 in objection.
18. Grounds for objection:
  - Inadequate publicity of proposal.
  - Applicant has not sought permission to access neighbours property to undertake works.
  - Principle of development unacceptable.
  - Proposed living area substandard.
  - Lack of amenity space.
  - Insufficient parking and access.
  - Insufficient bin storage area.
  - Insufficient flue vent.
  - Health concerns regarding wood burner.
  - Noise and disturbance caused by additional guests.
  - uPVC windows frames incompatible within a conservation area.
  - No extractor fan for kitchen.
  - Insufficient dimensions/levels on plans.
  - Existing and proposed works not easily identifiable.
  - Plans lacking details of heating and flue pipes.
  - Condition recommended to limit floodlighting of courtyard.

- Condition recommended to restrict occupancy and regulate changeover.

19. Grounds for support:

- The applicant has written in support of the application, stating that the proposal would enhance the courtyard, improve the existing outbuilding and create accessible single-level holiday accommodation.

**Main Policies**

20. Core Strategy policies: GSP1, GSP2, GSP3, DS1, L3, RT2 & CC1

21. Development Management policies: DCM3, DCM5, DCM10, DMR3 & DMT6

22. 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

23. 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**

24. 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 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 DPD 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.

25. 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**

26. 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.

27. 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.

28. Policy DS1 - Development Strategy details the development strategy for the National Park, and is permissive of development to provide conversion of change of use for business uses

including visitor accommodation, preferably by re-use of traditional buildings.

29. Policy L3 - Cultural Heritage assets or archaeological, architectural, artistic or historic significance. Explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.
30. Policy RT2 - Hotels, bed & breakfast & holiday accommodation. Part-A of the policy states, that the change of use of a traditional building of historic or vernacular merit will be permitted. Part-B of the policy states, that appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.
31. CC1 - Climate change mitigation and adaption. Sets out that development must make the most efficient and sustainable use of land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions.
32. DMC3 - Siting, Design, layout and landscaping. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
33. DMC5 - Assessing the impact of development on designated and non-designated heritage assets and their setting. The policy 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.
34. DMC10 - Conversion of a heritage asset. Conversion will be permitted provided it can accommodate the new use without changes that adversely affect its character, including enlargement, subdivision, or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding, and that any changes conserves or enhances the heritage significance and its setting in accord with policy DMC5.
35. DMR3 - Holiday occupancy of self-catering accommodation. States that where self-catering accommodation is acceptable, its use will be restricted to holiday accommodation for no more than 28 days per calendar year by any one person.
36. DMT3 - Access and design criteria. States amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it. Whilst DMT6 – Business Parking. States, where planning permission is required, additional parking provision should be of a limited nature, whilst being appropriate to the size of the development and taking account of its location and the visual impact of parking

## **Assessment**

### **Principle of Development**

37. The key policy relating to this is proposal is Core Strategy Policy RT2 - Hotels, bed & breakfast & holiday accommodation.
38. Policy RT2 comprises of 3 parts, with only Parts A and B relevant. Part-A of the policy states, that the change of use of a traditional building of historic or vernacular merit will be

permitted.

39. It is acknowledged that the building is a very basic but traditional building and of no vernacular merit and limited heritage value. Historic records demonstrate that a building has existed on the site since at least 1922, but unlikely in its current form. The existing building is in use, and not disused nor appearing at risk of falling into disrepair.
40. On this basis of the above, it is considered that the proposal does not satisfactorily comply with Part-A of policy RT2 solely in terms of change of use.
41. Part-B of the policy RT2 states, that appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted. The site as existing comprises of 3 holiday cottages. The existing outbuilding already serves an ancillary function on the site providing laundry, games and store room facilities. The proposals involves changing the use of the outbuilding to create an additional 1-bed holiday cottage. Alterations to the building include applying a stone skin to a section of exposed concrete block work and replacing the existing metal skin mono-pitched roof with traditional pitched roof.
42. It is therefore considered that the proposal constitutes a minor development comprising of the addition of a 1-bed self-catering holiday accommodation unit. The proposed remedial works to the exposed concrete block wall and the addition of a traditional roof, are considered quality improvements to the existing holiday accommodation site as whole.
43. The principle of the development is therefore considered to accord with Part-B of policy RT2, subject to further consideration of design, amenity, highways/parking and other matters raised in the objections.

#### Design & Visual Appearance

44. The north facing side elevation of the existing outbuilding is visible via glimpsed views from the public highway. The outbuilding has been extended in the past to the southern side, with a mono-pitched steel profiled roof. The rear and east side facing wall of the extension has been constructed in exposed concrete block work. The extension and rear wall are not easily visible on the street scene, but nevertheless, do appear at odds with the existing structure.
45. Proposed works would involve replacing the roof with a dual pitched roof, in line with the ridge of the existing dual pitched roof of the original outbuilding. The existing exposed block work would be refinished in a stone skin. Existing window and door openings would be replaced with stable door style uPVC framed units finished in grey, with the addition of one window to the west facing front elevation facing the internal courtyard. It is acknowledged that the Knowl Cottage has white uPVC framed windows. However, the associated cottages to the rear have doors and window frames of timber constructed. Existing window and door frames of the outbuilding are of timber construction. In order to maintain that the alterations to building would be an enhancement over the existing, a condition is recommended for all new doors and window frames to be of timber construction.
46. The ventilation flue for the proposed wood burner has been relocated to the south facing roof slope and would therefore complies with permitted development. A condition is recommended for the flue to be colour coated black, as well as any proposed rainwater goods.
47. Overall, the proposed works are considered an enhancement on the existing visual appearance of the outbuilding, with the roof alterations and stonework considered sympathetic enhancements. A condition is recommended for all materials to match with the existing building.

### Amenity

48. The rear elevation of the outbuilding backs onto the side elevation of flats at Minton House adjacent to the east, with a driveway providing separation between the buildings.
49. The proposal involves alterations to the roof of the rear element of the existing outbuilding and involve altering the mono-pitched roof to a dual pitched roof, in line with the ridge line of the existing dual pitched roof to the original element of the outbuilding.
50. The rear element of the outbuilding is in line with a single storey ground floor flat. A first floor flat and terrace sits alongside the lower mono-pitched roof element, towards to northern side of the outbuilding. The existing dual pitched roof of the outbuilding already sits at a higher level, but away from the facing elevation of the terrace.
51. The marginal increase in the height of the roof is not considered to result in a degree of harm any more significant than that as existing and would not result in any significant degree of harm to warrant omission or refusal.
52. As discussed in paragraph 46, the proposed ventilation flue is classed as permitted development. In addition, there are similar chimney flues to Minton House to the side and the property to the rear at Little Knowl. In any case, all new wood burners must comply with 2022 'Ecodesign' legislation, with all installations including flues to be installed in accordance with current Building Regs.
53. The existing outbuilding is already in use by guests of the existing holiday cottages. The addition of a single bedroom holiday cottage is considered a minor addition to an existing holiday accommodation use and would not result in any further adverse harm over the existing situation.
54. The proposal is for self-catered holiday accommodation and therefore the policy requirements of Policy DMH5 are not applicable, as holiday accommodation is not required to accord to the same amenity standards as associated with typical residential and domestic dwelling.
55. A condition is recommended for any new external lighting to be subject to approval.
56. In addition, a condition is recommended to restrict occupancy to holiday let us only and ancillary to Knowl Cottage.
57. A condition cannot be attached to regulate guest changeover, as this is a private management issue and outside of the control of the Authority.

### Highways & Parking Impacts

58. For a proposal of this nature, the Authority must consult with the Local Highway Authority (LHA) for technical advice on whether a proposal provides an adequate degree of off-street parking; on-site manoeuvrability; and a safe access.
59. The LHA state the following: The application site is located on the B5054 (Market Place) which is subject to a 30mph speed limit. Whilst the proposed holiday let will slightly increase vehicle movements associated with the existing vehicular access off the B5054, any minor increase in traffic generation the proposal may generate is unlikely to lead to any severe safety issues associated with the access. The Proposed Site Plan demonstrates off-street parking for 3no vehicles within the site, however, as far can be ascertained from the application drawings the proposed/existing off-street parking provision is likely only sufficient to serve the existing holiday home/holiday lets associated with the site. In view of the

existing levels of on-street parking in the vicinity of the site it is not considered that a slight under provision of off-street parking would be a sustainable reason for a highway objection. The Highway Authority has no objections to the proposal, and it is recommended that the following conditions are included in any consent:

- Parking and manoeuvring with the site to be retained
- holiday let unit to remain ancillary to Knowl Cottage

60. On the basis of the above technical advice of the LHA, the Authority cannot contradict the advice of the LHA and refuse the application on the basis of insufficient parking and access. In the event of any appeal, the Authority would be highly unlikely to defend any reason for refusal on highways grounds without the support of or contradictory to the advice of the LHA.

61. It is therefore considered that the proposal acceptable in this regard and subject to the conditions as recommended by the LHA.

### Other Matters

62. Inadequate publicity of proposal – The application has been publicised in accordance with the statutory consultation requirements by means of notification letters to neighbouring occupants, a site notice and a press advert.

63. The applicant has not sought permission to access neighbours property to undertake works – This is not a material planning consideration, as this would be a civil matter.

64. Insufficient bin storage area – Bins are already stored in this area. Furthermore, the management of the bin storage area falls outside of the control of the Authority and is a private management issue.

65. Matters relating to details of extractor fans and heating and flue pipes is not a planning consideration and dealt with under a subsequent application for compliance with Building Regs.

66. The applicant has amended the plans to include the page size and a scale bar, with finished floor levels also included. In terms of the legibility of the plans to determine the scope of the proposed works, the submitted plans are considered to suitably demonstrate the extent of the proposed works.

### Conclusion

67. Planning policy supports minor developments which extend or make quality improvements to existing holiday accommodation. Subject to conditions, the design and appearance of the development has been found to be acceptable in its context and the proposal overall, considered to accord with planning policy in all other respects.

68. There is otherwise no conflict between the intent of policies in the Development Plan and government guidance in the National Planning Policy Framework and there are no further material considerations that would indicate planning permission should be refused.

69. Accordingly, the application is recommended for conditional approval.

### Human Rights

70. None arising.

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

71. None.

**Report Author and Job Title**

72. Faizal Jasat, Planner – South Area