

8. FULL APPLICATION - SINGLE STOREY EXTENSIONS, INTERNAL ALTERATIONS AND REPLACEMENT GARAGE AT GREYSTONES, HIGH STREET, CALVER (NP/DDD/0821/0848/SW)

APPLICANT: MR RICHARD CRONIN

Summary

1. Proposed are significant extensions to the front, side and rear of this bungalow along with a double garage with store above to replace an existing smaller flat roofed garage.
2. There are no concerns about the garage whose scale, design and materials represent an enhancement over the existing.
3. The large extensions and alterations proposed to the front and side of the bungalow are not subservient or of a high standard of design. They would result in a frontage elevation that is over-long together with a dominating front extension that is wholly unacceptable in terms of its location, scale and over-glazed fenestration which would harm the character and appearance of the building, its setting, and the setting of the adjacent Calver Conservation Area.
4. The application is therefore recommended for refusal as the proposals do not represent a high standard of design and use of materials necessary to meet our adopted conservation and housing policies and accord with our adopted Design Guides including the specific Alterations and Extensions Design Guidance.

Site and Surroundings

5. Greystones is a detached bungalow located on High Street at the southern edge of the settlement of Calver. The site adjoins the Conservation Area. The dwelling is situated in a generous plot with ample amenity space. Within the curtilage, immediately to the west of the dwelling there appears to be exposed bedrock. To the rear of the dwelling is a flat roofed garage.
6. The site is a sloping site sloping down to the east.
7. The dwelling is constructed of a mix of artificial limestone and white render and has a 'Hardrow' concrete tiled roof.
8. There is feature timber cladding to the front around the front door, currently painted grey.
9. The dwelling next door to the east is 'Old Stones' is an attractive vernacular dwelling situated within the Conservation Area.

Proposal

10. The proposal includes extensions to the front, side and rear of the house and a replacement garage, which is a double garage with accommodation over for a home office or storage.
11. The proposal includes replacing the artificial stone walls to the south-east and south-west of the dwelling with natural limestone; the walls to the north-east and northwest would be rendered. The windows would be white uPVC to match the existing with the exception of the bifold doors to the north east of the dwelling which would be aluminium. The roof of the extensions would be 'Hardrow' concrete tiles to match the dwelling.

12. The proposed double garage has external steps up to a home office.
13. The garage walls would be constructed of natural limestone and the roof would be 'Hardrow' to match the bungalow.
14. There is also a new retaining wall shown to the rear.
15. The application has been amended since submission and this report and recommendation are based on those amended plans received on the 16th September 2022

RECOMMENDATION:

16. **That the application be REFUSED for the following reason -**

The proposal is not in accordance with our SPD design guides, and would exacerbate the impact of an existing bungalow by making it more prominent, due to its length, extension off the front elevation and large area of glazing. The proposal is therefore not considered to be designed to a high standard and because it adjoins the conservation area it would also harm the setting of the Conservation Area and views into and out of the Conservation Area. Therefore, the proposal is contrary to the policies of the development plan including Development Management Policies DMC3, DMC5, DMC8, DMH7 and Core Strategy Policy GSP3, L3.

Key Issues

17. Design, amenity, impact on the character and appearance of the dwelling and impact the adjoining Conservation Area.
18. **History**
19. None relevant on file

Consultations

20. Highway Authority - No highway safety comments.
21. District Council – No response to date.
22. Calver Parish Council – No objections.

Representations

23. 6 representations have been received all in support of the proposal. They raise the following grounds;
 - The plans show a design that would enhance the area and ensure the property is in keeping with the local area and other premises nearby and not overdeveloped.
 - The plans will not result in any loss of privacy for neighbours, loss of light or overshadowing.
 - Parking and highway safety will be maintained.

- Greystones sits just beyond the Calver Conservation Area, the existing dwelling does nothing to enhance or contribute towards the character or visual amenity of the village in its current form. Arguably it detracts. The limestone proposed for the SE & SW elevations, combined with the more sympathetic window profiles will create a significant visual benefit outweighing any impact caused by the proposed extensions.
- The replacement garage is a significant enhancement/improvement.
- Ultimately the proposals create a good family dwelling on the edge of the village.

Main Policies

24. Relevant Core Strategy policies: DS1, GSP1, GSP2, GSP3, GSP4, L1, L3.
25. Relevant Development Management policies: DMC3, DMC4, DMC8, DMH7, DMH8, DMT8.

National Planning Policy Framework

26. The Government's intention is that the National Planning Policy Framework (NPPF) document should be considered to be 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 more recent Government guidance in the NPPF with regard to the issues that are raised.'
27. In particular Paragraph 176 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.

Peak District National Park Core Strategy

28. 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.
29. 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.
30. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.

Peak District National Park Development Management Policies

31. DMC3 Siting, design, layout and landscaping

- i. 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 that contribute to the distinctive sense of place.
- ii. Particular attention will be paid to:
 - siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, including impact on open spaces, landscape features and the wider landscape setting which contribute to the valued character and appearance of the area; and
 - (ii) the degree to which buildings and their design, details, materials and finishes reflect or complement the style and traditions of the locality as well as other valued characteristics of the area such as the character of the historic landscape and varied biodiversity assets; and
 - (iii) the use and maintenance of landscaping to enhance new development, and the degree to which this makes use of local features, colours, and boundary treatments and an appropriate mix of species suited to both the landscape and biodiversity interests of the locality; and
 - (iv) access, utility services, vehicle parking, siting of services, refuse bins and cycle storage; and
 - (v) flood risk, water conservation and sustainable drainage; and
 - (vi) the detailed design of existing buildings, where ancillary buildings, extensions or alterations are proposed; and
 - (vii) amenity, privacy and security of the development and other properties that the development affects; and
 - (viii) the accessibility or the impact on accessibility of the development; and
 - (ix) visual context provided by the Landscape Strategy and Action Plan, strategic, local and other specific views including skylines; and
 - (x) the principles embedded in the design related Supplementary Planning Documents and related technical guides.

DMH7 Extensions and alterations

32. Extensions and alterations to dwellings will be permitted provided that the proposal does not:
1. 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.

B. Proposals for house extensions involving the conversion of adjoining buildings and by the provision of new ancillary buildings must also satisfy policy DMH5.

C. Where an extension provides ancillary accommodation and it is not possible to secure its ancillary status in perpetuity by planning conditions it will be tied to the main dwelling by way of a Section 106 Agreement.

33. DMH8 -New outbuildings and alterations and extensions to existing outbuildings in the curtilage of dwelling houses

A. New outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves or enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space, valued landscape character.

B. Alterations and extensions to existing outbuildings will be permitted provided changes to the mass, form, and appearance of the existing building conserves or enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space, valued landscape character.

C. The use of the building(s) will be restricted through conditions, where necessary.

34. DMC8 – Conservation Areas

35. 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.

The application should be determined in accordance with policy DMC5 and the following matters should be taken into account:

A

(i) form and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment including important open spaces as identified on the Policies Map;

(ii) street patterns, historical or traditional street furniture, traditional surfaces, uses, natural or man-made features, trees and landscapes;

(iii) scale, height, form and massing of the development and existing buildings to which it relates;

(iv) locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis;

(v) the nature and quality of materials.

B. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect of their proposals on the character, appearance and significance of the component parts of the Conservation Area and its setting. Where an outline application is submitted the Authority reserves the right to request additional information before determining the application.

C. Proposals for or involving demolition of existing buildings, walls or other structures which make a positive contribution to the character or appearance or historic interest of the Conservation Area will not be permitted unless there is clear and convincing evidence that:

(i) the condition of the building (provided that this is not a result of deliberate neglect) and the cost of repairing and maintaining it in relation to its significance and to the value derived from its continued use, is such that repair is not practical; or

(ii) the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building where its removal would better reveal buildings, walls or structures that make a positive contribution to the character or appearance or historic interest of the Conservation Area.

D. Where development is acceptable, a record of the current site, building or structure and its context will be required, prior to or during development or demolition.

E. Plans for re-use of an area where demolition is proposed must be agreed and a contract for redevelopment signed before the demolition is carried out.

F. Felling, lopping or topping of trees in a Conservation Area will not be permitted without prior agreement. This may require their replacement, and provision for their future maintenance.

Supplementary planning documents – The Design Guide and the Detailed Design guide for alterations and extensions

36. As noted above, GSP3 of the Core Strategy and DMC3 of the Development Management Policies requires the design of new development to be in accordance with the National Park Authority's adopted design guidance. The Authority's 'Design Guide' and 'Detailed Design Guide for Alterations and Extensions' have been adopted as SPDs following public consultation and the 'Building Design Guide' is retained until it is replaced with the forthcoming technical appendices.
37. The Design Guide identifies local building traditions and materials and explains how to achieve a high standard of design which is in harmony with its surroundings.
38. Paragraph 7.2 explains that alterations need to be undertaken with care, insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character.
39. Para 7.7 discusses improvements to Non-Traditional houses explaining that the post-war boom resulted in houses being built which were neither of traditional or good modern design. If alterations or extensions are being considered then this is a chance to improve their appearance and enhance the area. Even something as simple as painting a prominent fascia or barge board in a dark, neutral colour will be a considerable enhancement.
40. The design guide explains that all extensions should harmonise with the character of the original building respecting the dominance of the original building and be subordinate in terms of its size and massing, setting back the new section from the building line and keeping the eaves and ridge lower than the parent will help (Paragraph 7.8). Paragraph 7.10 explains the smaller the parent building, the fewer the options for extension. "A two-storey rear extension to a small cottage is unlikely to be acceptable, even on the rear....".
41. Para 7.12 The Authority's policies accept extensions provided they do not harm the character of the building or amenity of the area. Extensions limited to less than 25% of the original building are more likely to be approved.
42. 10.05 the traditional materials used in window construction are timber; cast metal or lead. In sustainability terms, timber is today by far the best material to use. uPVC by contrast is inappropriate on sustainability and aesthetic grounds. 10.6 The design of replacement or new windows needs to relate to the age and style of the property in question as well as to the local context.

43. The Detailed Design Guide for Alterations and Extensions at para 3.4 when discussing Location explains the following 'The obvious location for an extension is to the side or rear of a property. Extending to the front - the important façade architecturally - is seldom appropriate or acceptable.' It also has specific advice in relation to side extensions explaining the following at para 3.5 These should take their cue from the front elevation alongside. Slightly setting back the extension is a way of reinforcing the dominance of the original building.

44. **Assessment**

45. Principle of the Development

46. In general house extensions and outbuildings within the curtilage such as a garage are acceptable in principle subject to a high standard of design which is in accordance with the design SPD's and which will not harm the character, appearance or amenity of the original dwelling or its setting.

Design

47. Amended plans have been submitted with a covering letter provided by the agent and a subsequent email from the applicant explaining the amended plans and any other alterations they would be willing to incorporate into the scheme. These plans were received 16/09/2022.

House extension

48. A large amount of extension is proposed to the dwelling, almost doubling its footprint, this is significantly in excess of the suggested 25% our design guides advocate as being more likely to be acceptable. Although exceeding 25% alone is not reason for refusal it is an indication that it is less likely to achieve an extension which is subordinate in character and which harmonizes with the character of the original dwelling.

49. As proposed in the amended scheme the main area of extension is off the gable end and which also projects beyond the front walls of the house contrary to adopted design advice.

50. The existing dwelling is already long at approximately 13m. The length of the frontage as proposed would be approximately 18m and have an extension projecting forward of, and dominating the front elevation.

51. The proposed extensions could not be regarded as subservient to the host dwelling, and this also includes an element which steps forward of the existing front.

52. Furthermore, this forward projecting extension has a fully glazed wall which further draws attention to the buildings non-traditional nature and its dominance over the current dwelling and its frontage.

53. Such extensions to the front are usually difficult to achieve unless small or an entrance porch and our design guidance normally advises against.

54. The resultant form of the proposed extensions is poor as they would exacerbate an already long dwelling and extend off the front elevation with. Our design guides explain that extensions which are subordinate in character are necessary, and which leave the original building appearing dominant is one the guiding principles for extensions and that extensions to the front elevation are usually unacceptable.

55. The resultant building would be much more dominant on the site than the existing which is in all respects a relatively discreet bungalow which is of its time and therefore does not stand out.
56. The proposed extensions would result in a building which would appear excessively long and this combined with the extension dominating the front elevation would result in a scale of development which would significantly increase the presence of the building on its setting. And this is exacerbated by the large amount of glazing that will face down the road.
57. The Authority's SPD - the detailed design guide for alterations and extensions makes it clear that alterations to non-traditional building stock should aim to bring the building back towards the local building traditions so it is in sympathy with the local building traditions and explains that gables should generally be left blank and that the local building tradition is for a high solid to void ratio.
58. Notwithstanding the aforementioned issues there are some positive aspects of this proposal. This proposal works towards these principles by replacing the materials on the front elevation (south east elevation) and most of the south west elevation, with natural limestone and rendering with stone colored render elsewhere (particularly the rear and north east elevation). The natural limestone will provide some enhancement and the render will cover up the otherwise remaining artificial limestone. That said the existing artificial limestone whilst of its time is not detracting from the character or appearance of the dwelling or the area, but natural limestone is clearly preferable.
59. Where render is shown on the plans a traditional wet dash or limestone dashed render would be a greater enhancement to match the local building tradition, but has not been proposed. To date the applicants have resisted using the appropriate limestone dashed render detail opting for a modern one-coat stone colored render instead. No detail has been submitted of the actual colour, and whilst we could ensure that it is a muted grey limestone colour by condition if the application were approved, our design guidance would more appropriately suggest a condition requesting a traditional local render finish would be more appropriate.
60. In summary, the extensions proposed are not in accordance with our SPD design guides, and would exacerbate the impact of an existing bungalow by making it more prominent, due to its length, with a dominant extension off the front elevation with large area of glazing. The proposal is therefore not considered to be designed to a high standard and is therefore not in accordance with Development Management Policies DMC3, DMH7 and Core Strategy Policy GSP3.

Garage

61. There are no concerns about the garage design which is generally of standard design, albeit 1 ½ storeys high with external steps up to the home office accommodation over. This would all be constructed in natural stone. If permitted, planning conditions would be required to ensure the garage spaces are maintained for parking of cars.

Landscape Impacts

62. There is some impact on the local setting as the prominence of bungalow would be exacerbated for the reasons set out above in this report, however the main concern is the impact upon the Conservation Area assessed below.

Heritage

63. The proposal is next to the Calver Conservation Area. The increase in length of the building and the extension off the front will make the building significantly more prominent and intrusive and whilst there are some enhancements proposed to materials this in itself is not nearly enough to overcome the strong design objections. As the proposal adjoins the Conservation Area the increased prominence of the building and its poor design features would result in harm to the setting of the Conservation Area including views into and out of the Conservation Area. The proposal therefore also contrary to Development Management Policies DMC5, DMC8 and Core Strategy policy L3.

Amenity Impacts

64. The dwelling sits within a large plot and the extensions pose no amenity issues. The garage is going to be bulkier than the existing and have roof lights. However, given its positioning on the plot and its relationship to the neighbours it is not considered that it would be overbearing, or overlook the property or significantly overshadow the neighboring property given that it is north west of 'Old Stones'. It is also noted that the neighbours have written in to support the proposal.

Highways Impacts

65. A planning condition will be required in any approval to ensure the parking spaces provided in the garage remain available for parking.

Conclusion

66. The extensions and alteration will change the character of the property making it a more prominent and dominant building on the site and its immediate surroundings. The design is contrary to our design guides and not considered to be of a high standard. Whilst there is some enhancement offered in the use of materials this does not overcome the issues with the design, scale, massing and location of extension. Because of the design issues and the prominence of the site the proposal would also harm the setting of the Conservation Area. The proposal is therefore contrary to the policies of the development plan and there are no material considerations which outweigh this conflict, the proposal should therefore be refused.

67. Human Rights

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

69. List of Background Papers (not previously published)

70. Nil

71. Report Author – Steven Wigglesworth