

6. FULL APPLICATION – EXTENSION TO DWELLING AT PIPPIN COTTAGE, THE BARN, CHURCH STREET, EYAM (NP/DDD/0323/0260, WE)

APPLICANT: HANNAH BENNETT

Summary

1. This application seeks consent for a single-storey side extension to a converted barn in residential use. The property received its original consent for conversion in 1992; however, the approved scheme of conversion included a large lean-to extension to the south (front) elevation of the barn. A subsequent application was submitted in 2004 which proposed to construct the extension on the north (rear) elevation of the barn. This was considered to represent a substantial enhancement to the originally approved scheme, and as part granting consent, the landowner entered into a Section 106 agreement rescinding the permission granted by the 1992 application. The approved conversion stipulated that the barn remain ancillary to Pippin Cottage; however, an application was approved in 2022 which removed the condition requiring it to remain ancillary. It is therefore an open-market dwellinghouse.
2. The proposed extension would be located off eastern gable of the barn. The extension would feature a pitched roof which runs in line with the roof-pitch of the existing property, and would be linked to the main barn through a small flat-roofed porch. It is considered that the scale and form of the proposed development would erode the historic and agricultural characteristic of the barn through the addition of an extension which would confuse the utilitarian form of the building and its agricultural characteristics.

Site and Surroundings

3. The development site is The Barn, a converted outbuilding in residential use. It is located near the centre of Eyam, directly north of Pippin Cottage, the property the barn was previously linked to. To the west and north of the development site is the Glebe Park development, and to the north-east is open agricultural land. The property sits on a relatively large plot measuring approximately 0.15ha. It is within the Eyam conservation area.
4. The property is constructed from gritstone blocks, with tooled gritstone lintels and sills. The roof is clad in natural slate. The property's primary façade is its southern elevation. This elevation features small slit windows on the first floor, a small window on the ground floor and the historic barn opening with timber lintel and glazed framing. The eastern and western gables feature minimal openings, including small windows, hayloft openings and a pedestrian door. The rear of the property has been heavily altered, as permitted under application ref NP/DDD/0904/0988. It features a lean-to which spans the whole rear elevation of the barn constructed out of matching materials.
5. The nearest residential property is Pippin Cottage which is approximately 11m south of the barn. The development site faces onto the rear elevation of Pippin Cottage.

Proposal

6. This application seeks consent for the construction of a single-storey side extension off the eastern gable of the property.
7. The proposed extension measures 3.6m by 3.6m, with a 1.5m flat-roof porch connecting the extension property to the property. The roof-pitch of the proposed

extension would roughly be in line with the eaves of the main barn.

8. The extension would feature a set of French doors on its principal elevation. The connecting porch would feature a glazed single door. It is the intention of the porch to be seen as a glazed link when viewed from the south, whilst the northern wall of the porch would be stone.
9. The property would be constructed from matching materials to the host property, including gritstone masonry, gritstone lintels, and a natural blue-slate roof.

RECOMMENDATION:

That the application be REFUSED for the following reason:

1. **The proposed development would harm the character and appearance of The Barn through the siting of a side extension which would erode the utilitarian form of the structure. The proposed glazed detailing of the porch and set of French doors on the principal elevation of the extension would introduce a domestic feature onto the historic and agricultural structure. By virtue of the proposed form, siting, and detailing, it is considered that the proposed development would harm the historic and agricultural character of The Barn. It is therefore contrary to policies DMC3, and DMC7, in addition to the Extensions and Alterations SPG and the National Planning Policy Framework.**

Key Issues

- Principle of development;
- Design and impact on the character and appearance of The Barn;
- Impact on Eyam conservation area;
- Amenity.

History

10. 1992 – Conversion of barn into ancillary accommodation tied to Pippin Cottage. This application proposed an extension to a front projecting lean-to on the principal elevation of the property. Granted conditionally.
11. 2004 – Conversion and extension of barn to form dwelling. Granted conditionally
12. 2015 – Removal of condition 2 of planning approval NP/WED/0192/021 to allow converted barn as an independent dwelling. Application withdrawn.
13. 2021 – Single-storey extension to dwelling. Application withdrawn.
14. 2022 – Removal of condition 2 on NP/DDD/0904/0988 to allow property to be occupied as independent dwelling. Granted conditionally.

Consultations

15. Derbyshire County Council Highways Authority – No highway safety objections subject to no loss of parking.

Representations

16. The application received 6 representations. Two representations raised no objection,

with the remaining 4 supporting the application.

17. The letters of support raised the following comments:

- The proposed development is modest in scale and would not dominate the original property;
- The proposed extension would allow the property to retain its character;
- The proposed extension would have a minimal impact on the setting of the property;
- The link would allow the property to retain its integrity;
- No impact on neighbouring properties;
- Carefully designed to minimise impact;
- All letters of support outlined that the applicant is an active member of the Eyam community who has been involved in many community events;
- Outlined that the development site is a workplace as well as well as home;
- Stated that the extension would allow a local family to remain in the village;
- The applicant's sculpture garden is a prominent feature in Eyam, in addition to the wider area which brings tourists as well as revenue into Eyam.

National Planning Policy Framework (NPPF)

18. 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: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. 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.

19. The National Planning Policy Framework (NPPF) has been revised (2021). This replaces the previous document (2019) 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 particular Paragraph 174 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.

20. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

21. 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.

22. 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.
23. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Taddington is a named settlement.
24. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
25. L3 – Cultural heritage assets. Seeks to ensure all development conserves and where appropriate enhances the significance of any heritage assets. In this case the Bradwell Conservation area is the relevant heritage asset.
26. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

27. 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.
28. Policy DMC5 states that Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate: (i) its significance including how any identified features of value will be conserved and where possible enhanced; and (ii) why the proposed development and related works are desirable or necessary. Policy DMC8 states that 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.
29. Policy DMH7 deals with extensions and alterations to dwellings. It states that extensions and alterations to dwellings will be permitted 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 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.
30. Policy DMC8 requires applications for development in a Conservation Area to assess and clearly demonstrate how the character or appearance and significance of a Conservation Area will be preserved or enhanced.

Supplementary Planning Documents

31. Additional Guidance PDNP Design Guide paragraphs proceeding 7.8 deal with extensions to existing properties. This outlines that extensions should be subordinate to the main dwelling in terms of size and massing and therefore an appropriate extension will depend on the original property. This outlines detail surrounding the solid to void ratio. The Alterations and Extensions SPD goes into more detail, outlining again about an appropriate size and massing to allow the existing property to remain dominant. It outlines that the preferred option is for materials to match that of the existing building avoiding introducing any 'new' materials to the building.

Assessment

Principle of Development

32. As established in Policy DS1 in the Core Strategy (2011) and DMH7 in the Development Management Policies Document (2019), an extension to a dwelling is acceptable in principle. This stands so long as the proposal does not detract from the character, appearance or amenity of the existing property, its setting and the neighbouring properties.
33. Accordingly, the pertinent consideration for this application is whether the proposed extension conserves the character, appearance and amenity of The Barn, in addition to the impact on the setting of the Eyam conservation area. The impact of the proposed development on the residential amenity of neighbouring properties is also a key consideration.

Design and Impact on the character and appearance of The Barn

34. The Barn is a historic structure, visible on the 1897 OS map of Eyam, which received consent in 2005 for its conversion into ancillary residential use. As part of this conversion, the property received consent for a large single-storey rear lean-to, which covers up all of the rear elevation of the barn. Notwithstanding the scale of the lean-to, it is considered that the property retains a good sense of its historic and agricultural character. The property is clearly interpreted as a traditional agricultural barn, with the necessary domesticating influences that are required for conversion, such as new windows, doors, rooflight, vents and a flue. As a result of the original conversion being carried out in a sensitive and thoughtful manner, it is vital that any subsequent alterations to the barn also conserve and respect the historic and agricultural character of the barn.
35. The existing structure is utilitarian in form, comprising mainly of a simple barn structure with narrow gables. By virtue of the structures historic use, the number of openings within the barn is limited, featuring 2 hayloft windows, a large barn opening on the principal elevation, pedestrian door on one of the gables and a small number of ground floor windows. As a result of the limited number of openings, it is considered that the barn has retained a good sense of its historic character. At present, the structure is interpreted as a strong structure with a very strong solid-to-void ratio. This allows the legibility of the structure's historic use to be retained.
36. The proposed development is seeking the construction of a single-storey extension off the eastern gable of the barn. The scale of the structure is relatively modest, measuring 3.6m by 3.6m with a relatively low eaves height. Notwithstanding the small scale of the structure, it is necessary to consider the size of the structure in its context. The Barn is

a small dwellinghouse, featuring a lounge, entrance hall and kitchen on the ground floor and two bedrooms on the first. As such, the size of the extension would be seen as relatively large when viewed next to the small structure. Notwithstanding this, it is acknowledged that the proportions of the extension broadly reflect the horizontal character of the barn.

37. Whilst the proportions of the extension appear appropriate in isolation, the proposed porch/glazed link between the extension proper and the dwellinghouse would lead to a poor relationship between the extension and host dwelling. The proposed link would extend the massing of the whole extension. It is noted that the intention of this is to allow the original barn's form to be retained; however, it is considered that the proposed flat-roof porch would likely detract from the property by creating a long, 5.1m extension off the gable. This would appear out of keeping with the traditional form of the structure.
38. The proposed detailing of the extension is also considered to not respond to the existing dwelling on site. As noted, the barn is a simple, strong and utilitarian structure. Its historic and agricultural character is still legible through the sensitive and traditional detailing of the barn. It is considered that when viewed together, the proposed French door and glazed link would substantially detract from the simple, agricultural detailing of the barn. Indeed, both the flat-roof glazed porch and the French doors are domestic characteristics, which contrast the current character of the barn. Whilst it is noted that some alterations to the barn have led to it becoming more domestic in nature, it is considered that for the most part, it has retained its original character. The proposed development would detract from this, weakening its solid-to-void ratio, and introducing domesticating details to the principal elevation of the barn.
39. From the rear, the porch link would be constructed from stone with a small recess from the external walls of the proposed extension and existing dwellinghouse. It is acknowledged that this is meant to appear as a wall; however, it is considered that it would be interpreted as a small section of a flat-roof on an otherwise pitched roof structure. This would confuse the overall massing and form of the barn, and further detract from its original character.
40. The proposed development would erode the historic form of the structure, detracting from its agricultural character. At present, the principal elevation of the structure is the only elevation which has retained its original characteristics.. It is interpreted as a simple, agricultural structure. The proposed side extension would erode this. It would be at odds with the simple form of the structure through the proposed link building. Whilst the rear lean-to has been successfully assimilated into the structure, it is acknowledged that it is a newer intervention to the building. The proposed side extension would erode principal elevation of The Barn, which at present allows the structure to be interpreted as the simple barn building. The side extension and glazed link would erode the simple form of the building, and introduce highly domesticating features to an otherwise sensitive conversion. It is also noted that the pitch of the extension roof would conceal much of the historic detailing of the eastern elevation, including the majority of the hayloft window, concealing a significant historic detail of the property.
41. By virtue of the proposed form, siting and detailing it is considered that the proposed development would erode the existing form of The Barn. At present, the barn's historic and agricultural character is fully legible on its principal elevation, with the plain detailing and minimal openings relating well to its historic use. The proposed side extension would erode the traditional appearance of the structure by introducing an extension with domesticating features, such as heavy glazing and a set of French doors. Whilst the structure would be constructed from matching materials, such as

gritstone and blue-slate, it is considered that the form, siting and detailing of the proposal is unacceptable. The proposed development would erode the simple form, design, and detailing of the barn. It is therefore considered to be contrary to policies DMC3, DMH7, and the guidance outlined within the Extension and Alterations SPG.

Impact on Eyam conservation area

42. The development site is located within the Eyam conservation area. As such, policies L3, DMC5 and DMC8 are engaged which require the significance or setting of heritage assets to be conserved or enhanced.
43. The development site is accessed from Glebe Park, which joins Church Street approximately 75m south of the property itself. By virtue of the varied street-scene and topography, the development site would not be visible from other locations within the conservation area. From the south on Church Street, the development would be blocked by existing built-form, including Pippin Cottage.
44. A small section of the property may be visible from Glebe Park; however, this is just a small part of the western side of the property. As the proposed development is located on the eastern side of the property, it would be screened from this viewpoint.
45. By virtue of the development site's location within the Eyam conservation area, it is considered that the proposed development would have a neutral impact on its significance and setting. It is therefore compliant with policies L3, DMC5, DMC8.

Amenity

46. The proposed development is small in scale. It would not have an overbearing impact on any of the immediate neighbours, including Pippin Cottage, Pippin Dell or 27 Glebe Park.
47. The principal outlook for the proposed development would be south. This would front onto the rear elevation of Pippin Cottage; however, the separation distance of about 11.5m, in addition to the existing boundary treatment, would ensure that the proposed development would not have an adverse impact on the privacy of Pippin Cottage.
48. It is noted that the roof-pitch of the proposed extension would cover up the majority of the eastern hayloft window. It would be 1.5m from the window itself. This could create an overbearing impact, including a potential loss of sunlight. As this would impact the residential amenity of the application site itself, this will only be given very limited weight in the overall planning balance.
49. It is therefore considered that the proposed development would not impinge on the residential amenity of nearby properties.

Other matters

50. Several representations outlined social and economic benefits of the proposed development. The applicants' require an additional bedroom, and this development would allow them to stay in their existing property instead of finding a new one, which is acknowledged to be difficult in the National Park. It is noted that personal circumstances are not a material planning consideration, and are typically afforded no weight in the wider planning balance.
51. It is also noted that the development site is used in connection with the applicant's sculpting business. Sculptures are produced on site, and the applicant also opens their

garden as a sculpture garden, raising money for the Neonatal Unit at Chesterfield Royal Hospital. As this use is ancillary to residential use of the dwellinghouse, with no formal tie connecting the business to the land it operates on, it is not considered to be a material consideration in the determination of this planning application.

Conclusion

52. The proposed development would not impact the setting of the Eyam conservation area, nor impinge on the residential amenity of neighbouring properties. This report has considered the socio-economic benefits of the proposed development raised by the representations, but was unable to give them weight in the planning balance due to them not being material planning considerations.
53. The proposed extension would erode the character and appearance of the existing dwelling. At present, the development site has retained its historic and agricultural character. The conversion was carried out in a sensitive way which conserved its simple, utilitarian form. The proposed extension would erode this simple form through the introduction of side extension which does not respect the existing form of the building. The proposed glazed link and French doors are inappropriate and overly domestic features, whilst the siting of the extension would detract from the property's principal elevation which contributes significantly to its character and form.

Human Rights

54. Any human rights issues have been considered and addressed in the preparation of this report.
55. List of Background Papers (not previously published)
56. Nil

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