

8. HOUSEHOLD APPLICATION – DEMOLISH EXISTING PORCH TO SIDE ENTRANCE DOOR, REPLACE WITH NEW PORCH, THE OLD PARSONAGE, SCHOOL LANE, TADDINGTON. (NP/DDD/0723/0862, LB)

APPLICANT: MRS LISA SAILSBURY

Summary

1. The application seeks planning permission for the demolition of a porch and erection of a replacement porch at The Old Parsonage, School Lane, Taddington.
2. Planning policy supports alterations and extensions to dwellings in the National Park provided they are of a suitable design, scale, form and massing and would not harm the character, appearance or amenities of the host property or the amenities of neighbouring properties.
3. In this case, by virtue of the design, the proposed porch extension fails to harmonise with or adequately respect the character and appearance of the host dwelling and the immediate surrounding Conservation Area and street scene. Consequently, the application is recommended for refusal.

Site and Surroundings

4. The Old Parsonage is a detached dwelling located on School Lane in Taddington, within the designated Conservation Area. The property dates from the 19th century.
5. The two-storey property is constructed from limestone, with gritstone detailing under a stone slate roof. A single storey open-fronted porch projects off the southern gable. A garage is located to the north west.
6. The nearest neighbouring property is The Sycamores, located 16 metres to the north south.

Proposal

7. Planning permission is being sought for a replacement porch on the south elevation.
8. Amended plans show the porch will be constructed from natural limestone under an aluminium framed glass hipped roof.
9. Aluminium leaded light windows are proposed with gritstone surrounds.

RECOMMENDATION:

10. **That the application is REFUSED for the following reason:**

By virtue of its form, design and materials, the proposed porch fails to harmonise with or adequately respect the character and appearance of the existing dwelling. As a result of this and its position facing the highway it would also result in harm to the character of the Taddington Conservation Area. The proposal therefore is contrary to Core Strategy Policies GSP1, GSP2, GSP3 and DS1 and Development Management Policies DMC3, DMC8 and DMH7.

Key Issues

11. Design and scale, location, landscape impact and amenity issues.

History

12. PDNPA Planning enquiry: 35398 Replacement porch with a stone and timber framed pitch roof structure. PDNPA advised no objection to the scale and a pitched roof design is acceptable as reflects the form of the dwelling. However, the proposed timber crux frame is unacceptable due to its ornate appearance, and detailing and materials do not match that of the dwelling.

Consultations

13. Highway Authority – No highway safety objections.
14. Taddington and Priestcliffe Parish Council – support the application. *'This decision was reached particularly in regard to the restorative nature of the development, which will repair and improve the structure from its present form. In addition, the coherence of the development to surrounding installations and the use of existing materials and materials matching existing features are felt to be very positive benefits of the work'*.
15. Derbyshire Dales District Council: No response to date.

Representations

16. Five letters of support have been received. These are the relevant planning considerations taken from the letters:
 - Design is sympathetic and in keeping with the dwelling
 - Proposal enhance the locality
 - Materials reflect the dwelling
 - No change to the character of the building

National Planning Policy Framework (NPPF)

17. 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.
18. Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes.
19. In particular Para: 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.
20. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset (in this case being the Conservation Area), great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

21. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.
22. 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

23. 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.
24. 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.
25. DS1 – *Development Strategy & L1 - Landscape character and valued characteristics*. Supports agricultural development in the open countryside, provided that development respects, conserves and enhances the valued characteristics of the site paying particular attention to impact upon the character and setting of buildings and siting, landscaping and building materials.
26. CC1 - *Climate change mitigation and adaptation*. 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.

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. DMC8 - *Conservation Areas*. States, that applications for development in a Conservation Area, or for development that affects it's setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.
29. DMH7 - *Extensions and alterations*. 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 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.

Supplementary Planning Documents

30. The PDNPA has a Supplementary Planning Document (Detailed Design Guide) for alterations and extensions. Chapter 3 relates to extensions to dwellings and states that there are three main factors to consider, massing, materials, detailing and style. All extensions should harmonise with the parent building, respecting the dominance of the original building. The original character of the property should not be destroyed when providing additional development. With regard to porch extensions, paragraph 3.19 states that they are not a traditional feature of Peak District buildings. Paragraph 3.21 states that if a porch is considered to be appropriate to the age and character of a house then it should be kept to a minimum size. 3.22 says that the design of a porch should relate to the parent building. Paragraph 3.23 states that a common design fault is to over-window a porch

Assessment

Principle of the development

31. Generally, there are no objections to extending a dwelling, in this case by the addition of a porch, subject to satisfactory scale, design and external appearance and where development pays particular attention to the amenity, privacy and security of nearby properties in accordance with the principles of policies DS1 & DMC3.
32. Policy DMH7 states that extensions and alterations to a residential dwelling will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building.

Siting, Design & Materials

33. The Old Parsonage is the last property to the east on School Lane when approaching the junction at Humphry Gate, south of the dwelling.
34. The property sits in a prominent position at the junction of School Lane and Main Road, clearly visible from the street scene on School Lane. Whilst not of vernacular design in all regards (the oversailing roof the most notable deviation from this), it is an attractive historic property that makes a positive contribution to the appearance of the locality and Conservation Area.
35. Constructed from limestone under pitched slate roofs the dwelling has a linear plan form with two rear projections, and is well proportioned throughout with plain gables and a high solid to void ratio.
36. A small hipped glazed open fronted porch, in poor condition, projects off the southern gable which, due to its design, form and materials is considered to be an unsympathetic addition to the dwelling.
37. The proposed plans propose a porch to be located on the southern gable, replacing the existing porch.
38. The Authority's SPD states that the design of any new porch must relate to the parent building.
39. The proposed porch has an external footprint of 3.1 metres wide x 2.5 metres deep, 2.3 metres to the eaves and 3.2 metres to the ridge, under a hipped glazed roof effectively

replicating the existing design approach at a larger scale. It would be constructed from limestone under a glazed aluminium framed hipped roof, with leaded light aluminium framed windows, gritstone surrounds, and a timber door painted white.

40. The proposed footprint, eaves and ridge height have all increased, creating a porch of a larger scale and massing than the existing structure. In comparison to the dwelling the proposal is still of modest proportions and will still read as a secondary addition. Therefore, the scale of the proposed porch would not detract or dominate the host dwelling and subsequently raises no objections. The proposed limestone and gritstone walling materials also raise no objection.
41. However, whilst the proposed hipped roof mimics that of the existing porch, the design does not reflect or relate to the dominant pitched roofs of the parent building, detracting from the dwellings simple form, character and appearance, contrary to policy and the authority's design guide.
42. This is further exacerbated by materials of the proposed roof structure, aluminium framed glazing which is divided into vertical subdivisions. This is not traditional material or design and will not reflect or provide continuity with the dwelling or the solid construction of the porch it would serve.
43. Whilst the fact is that these materials and details reflect the current porch, that porch is in itself an unsympathetic addition to the building and the increased massing of the proposed replacement serves to exacerbate that impact.
44. Further, the proposed scale of the window openings are too large for the elevations they serve, resulting in a low solid to void ratio, and do not sit comfortably against the smaller windows on the elevations of the dwelling where viewed together. In addition, the abutment of the door and windows on the south elevation overcrowds this modest elevation and deviates from the simple rectangular form of other openings around the building, complicating its appearance.
45. Overall, it is considered that the proposed form, design and materials of the porch, would have a detrimental effect upon the character and appearance of the dwelling, being an unsympathetic extension that does not harmonise with the parent building.
46. Further, the development is located within the Conservation Area. As a result of the harm identified to the dwelling from the proposed porch, the proposal would also harm the character of the Conservation Area, due to its clear visibility from the adjacent pavement and highway that pass the site, and because of the contribution that the building makes to the Conservation Area in its own right.
47. Therefore, the proposed porch is contrary to Development Management Policies DMC3, DMH7 and DMC8, and to adopted design guidance.

Potential amenity issues

48. Outlook, amenity, privacy and daylight are fundamental considerations when altering or extending a property.
49. Due to the location and nature of the proposed development it would not have any detrimental effect on the residential amenities of the nearest neighbouring properties.

Highway matters

50. The Highway Authority have raised no objection to the proposals, and parking and

access would be unaffected by the proposals.

51. Therefore, the proposed development is acceptable in highway safety terms, accordingly with policy DMC3, in these respects.

Environmental Management and Sustainability

52. An environmental management plan has been submitted within the design and access statement. Given the scope of development proposed the measures put forward are considered to comply with policy CC1. The porch would result in some minor improvements to the energy efficiency of the property; however these benefits are heavily outweighed by the adverse impacts arising from its design and appearance referred to in earlier sections of this report.

Conclusion

53. The proposed porch fails to conserve or enhance the dwelling and would result in harm to the character and appearance of the building, and to the Taddington Conservation Area. The application is contrary to policies GSP1, GSP3, DMC3, DMH7 and DMC8 in these regards. In the absence of any policy or material considerations that outweigh this conflict, the application is recommended for refusal.

Human Rights

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

List of Background Papers (not previously published)

55. Nil

56. Report Author: Laura Buckley, Assistant Planner, South Area Planning Team.