

8. FULL APPLICATION - ERECTION OF LOCAL NEEDS DWELLING AT LAND AT RIDGE VIEW, TADDINGTON (NP/DDD/1123/1417, MN)

APPLICANT: MISS KIRSTY ALLEN

Summary

1. The proposal is to erect an affordable dwelling to meet an identified need in Taddington.
2. The construction of new build affordable housing in Taddington accords with planning policies DS1 and DMH1 where there is an identified need for such housing.
3. The applicant has demonstrated that they are in housing need, and based on the need identified the proposed dwelling is of a size complying with the requirements of policies DMH1 and DMH2.
4. The property would be of simple design and constructed from materials traditional to the locality, and would conserve the surrounding built environment, according with policies GSP1, GSP3, DMC3, and DMH1.
5. There are no other policy or material considerations that would indicate that planning permission should be refused. Accordingly, the application is recommended for approval.

Site and Surroundings

6. The application site is within the garden of the dwelling of Ridge View.
7. Ridge View is located immediately north of Main Road, towards the north western edge of Taddington village. The property has a large garden, situated predominantly to the west of the house but also extending to the north and south of the house.
8. To the east, west, and south lie other dwellinghouses. Glen Lea is the immediate neighbour to the southeast, and Woodhays to the northwest, on the other side of the public footpath. Two properties – Edgemoor and Croft Cottage – directly face the site from the south, from the other side of Main Road.
9. To the north, a field separates the site from the A6 beyond. A public footpath leaves Main Road at the north western corner of the site and travels east along the northern boundary of the site, through the adjacent field.
10. The site is outside of any designated conservation area.

Proposal

11. The erection of a local needs dwelling. This would be a two storey detached house.

RECOMMENDATION

12. **That the application be APPROVED subject to prior entry into a planning obligation under S.106 to secure the affordable housing in perpetuity and subject to the following conditions:**
 1. **2 year time limit for implementation**
 2. **Adopt submitted plans**
 3. **Removal of permitted development rights for extension, and for any new openings in either the east or west elevations**
 4. **Design details, including window materials and details**

5. Landscaping scheme to be agreed
6. Parking and turning areas provided prior to occupation
7. Tree protection measures
8. Scheme of climate change mitigation measures to be agreed

Key Issues

13. The main planning issues arising from the proposals are:

- Whether the provision of an affordable dwelling in the proposed location is acceptable in principle
- Whether there is an identified need for the affordable dwelling proposed, and whether the proposed occupant would meet the local occupancy criteria
- Whether the proposed dwelling is of a size to meet the identified need
- Impacts on the character and appearance of the built environment
- Impacts on the amenity of neighbouring properties

Relevant Planning History

14. 2019 – Planning application submitted for outline for permission for the construction of 4 No dwelling houses – withdrawn prior to determination

Consultations

15. Derbyshire County Council - Highways – No objections anticipated.

16. Derbyshire Dales District Council – No response at time of writing.

17. Taddington Parish Council – *First and foremost, the Parish Council would like to point out that we fully recognise and appreciate the applicant's connection to Taddington, both from being born and raised in our village and coming from family of the same. We empathise with their difficult position in trying to secure affordable housing in a village where this can be scarce and at a most formidable time in terms of the wider housing crisis and also the current financial climate, both of which present serious challenges for many families right now. We are most saddened to hear the family are experiencing and affected by these issues, which are no doubt affecting their everyday lives.*

In terms of the application that has been made, unfortunately, the Parish Council feel that to build a house on the proposed site at Ridge View would not be appropriate and so we must object to this element of the application. In keeping with adjacent and surrounding properties, it is felt most profoundly that a single storey property would be the most appropriate development should an additional property be built on the proposed site. To place a house in such a small space, would impair view for surrounding residents, having implications for their privacy. It would also be completely out of proportion with existing properties. Should the completed development differ in any way from the drawn nature of the planning, then indeed, the proposed property may well be taller in life than drawn and so these impacts more prominent. Taddington is a beautiful and remarkable place to live, and it is our duty to try and preserve its natural aesthetic qualities and ensure any developments are in keeping with these.

Given the circumstances highlighted by the applicant in their application, the Parish Council wish to make clear that should the application be amended for single story accommodation to be built on the same site, or for a house to be built utilising land to the rear of Ridge view, which we feel would likely provide a better site for a two storey dwelling; the Parish Council would then reconsider such amendments appropriately and be willing to support a development.

One final point we wish to make is that on our site visit to assess the implications of the proposed planning application, we noted a public footpath to the left of the site. Whilst the

application does not go into any detail regarding this, we would ask for clarification that this path shall remain public access after any development is completed given its prominence amongst the locals and for events such as the Taddington Lanes Race. This is an important part of our locality and must not be lost; while we make no assumption that this would be the case, we would be most grateful please of assurance that it will not be.

Representations

18. 10 letters of support have been received, one of objection, and one advising of no objections subject to the adjacent right of way being maintained.
19. The grounds for support are:
 - The development would support a local person being able to remain living in the locality, supporting both them and the local community.
 - The type, appearance and location of the property is in keeping with the village
20. The grounds for objection are that the new dwelling would affect the outlook and view from neighbouring property.

Main Policies

21. Core Strategy policies: GSP1, GSP2, GSP3, DS1, HC1, CC1, L1
22. Development Management policies: DMH1, DMH2, DMH10, DMC3
23. 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
24. 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

25. The National Planning Policy Framework (NPPF) is a material consideration and carries 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 Policies document 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.
26. Paragraph 182 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

27. Core Strategy 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.

28. Core Strategy 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.
29. Core Strategy policy DS1 details the development strategy for the National Park. For the purposes of planning policy Heathcote is not a named settlement in Core Strategy policy DS1. The development strategy (DS1) indicates what types of development are acceptable in principle in settlements and in the countryside. New build affordable housing is not one of the acceptable forms of development outside of named settlements.
30. Core Strategy policy HC1 addresses new housing. It sets out that provision will not be made for housing solely to meet open market demand but that, exceptionally, new housing can be accepted including where it addresses eligible local needs for homes that remain affordable with occupation restricted to local people in perpetuity.
31. Core Strategy 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.
32. Core Strategy policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
33. Development Management Policy DMC3 requires development to be 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. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
34. Policy DMC13 seeks to protect trees, woodland and other landscape features put at risk by Development, and to ensure that applications are supported by sufficient information to assess their impacts in these regards.
35. Development Management policy DMH1 addresses affordable housing. It sets out that affordable housing will be permitted in or on the edge of Core Strategy policy DS1 settlements, either by new build or by conversion; and outside of Core Strategy policy DS1 settlements by conversion of existing buildings provided that: (i) there is a proven need for the dwelling(s); and (ii) any new build housing is within the stipulated size thresholds. These are as follows:

Number of bed spaces	Max. Internal Floor Area (m ²)
One person	39
Two person	58
Three person	70
Four person	84
Five person	97

36. Since the adoption of policy DMH1 a practice note has been prepared, providing some flexibility to the floorspace guidelines above in particular circumstances. Insofar as it relates to the current application this sets out that for families or people forming a household together of 3 or more, homes up to 97m² can be supported.
37. Development Management policy DMH2 addresses the first occupation of new affordable housing. It states that in all cases, new affordable housing must be first occupied by persons satisfying at least one of the following criteria:
- a person (and his or her dependents) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
 - a person (and his or her dependents) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
 - a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.
38. Policy DMT3 states, amongst other things, that where development includes an improved access onto a public highway it will only be permitted where a safe access that is achievable for all people, and can be provided in a way which does not detract from the character and appearance of the locality and where possible enhances it.

Assessment

Principle of affordable housing

39. Taddington is a named settlement in policy DS1 of the Local Plan. When taken together, policy DS1, which sets the spatial strategy for new development within the National Park, and policy DMH1, permit new build affordable housing in or on the edge of named settlements.
40. Subject to meeting an identified housing need, the proposals are therefore supported by adopted policy in principle.

Local qualification and housing need

41. Policies DMH1 and DMH2 make it clear that new affordable housing can only be permitted when there is a proven need for the new housing. To be 'in need' a person must be in accommodation that is overcrowded or otherwise unsatisfactory. The supporting text sets out that people forming a household for the first time can amount to a housing need.
42. The application is for one new house for the applicant to live in with their partner and child. We are advised that the applicant lives with their parents in Taddington and has always been resident of the village. This complies with policy DMH2, in so far as it relates to residence history.
43. In terms of housing need, the applicant has registered with the Home Options partnership – a group that works to help identify and provide housing to those unable to afford open market property values and rents. They have made an assessment of the applicants housing need and categorise the need as 'Band C'. This banding recognises that the applicant is unable to meet their housing need on the open market, and notes that they would be eligible to occupy 2 or 3 bedroom properties.

44. For the purposes of the application of policy DMH1 it is therefore accepted that the applicant is in housing need.

Size of proposed dwelling

45. The approximate floorspace of the proposed dwelling is 97m².
46. Policy DMH1 and the practice note outlines maximum size guidelines for new affordable dwellings, supporting dwellings of up to 97m² for families or groups of 3 or more people. The applicant has a family comprising 3 people.
47. As a result, a dwelling of the size proposed is concluded to be commensurate with their need as outlined by adopted policy and guidance.

Massing, design, and siting

48. The new dwellinghouse would be a two storey house and would sit between two bungalow properties, with bungalows also forming a majority of the dwellings surrounding the application site. There are, however, multiple examples of two storey houses along Main Road within close proximity to the application site, including the immediate neighbour of Glean Lea. A two storey property would therefore not be incongruous in this location.
49. It is also of note that the land rises roughly east to west along Main Road, and the neighbouring bungalow to the west of the application site (Woodhays) is set considerably higher than Ridge View bungalow. Because of this, a new two storey house between the two properties would not be out of keeping with the roofscape of the street – it's ridge would remain lower than that of Woodhays, maintaining the incremental raising of rooflines as you move east to west through the village at this location.
50. The property would be set to the rear of the plot, and as a result of this and its scale would be reflective of existing surrounding development and would not be dominant or conspicuous in the street scene.
51. The design and massing of the property broadly otherwise also follow the local building traditions, being a double fronted two storey house of modest proportions. Materials – limestone walling with a blue slate roof – would also reflect the local built environment.
52. Windows are proposed as uPVC without further specification or detail plans. In order to ensure that any new windows are of appropriate design and appearance it is recommended that notwithstanding the proposed window materials, materials and details of these be reserved by condition if permission is granted.
53. Overall, the design of the property raises no objections and would conserve the appearance of the built environment, according with policies GSP1, GSP3, and DMC3.

Amenity

54. The proposed dwelling would have neighbours to the east, west, and south.
55. The change in levels between the site and Woodhays to the west means that it would not be overbearing on this neighbour. The relative position of that dwelling and the proposed, along with the positions of proposed openings, mean that it would not result in any loss of privacy or be otherwise unneighbourly.
56. The dwelling to the immediate south east of the proposed dwelling is Ridge View itself, which is currently in the same ownership as the application site. The proposed development would however conserve the amenity of both properties were they to be taken in to separate

ownership – the shared access would split within the site to provide each dwelling with its own parking area, and the position of the proposed dwelling alongside Ridge view would ensure it was not overbearing upon it, and did not result in a loss to the privacy of its occupiers.

57. The property of Glen Lea to the south of Ridge View would be generally unaffected by the development, separated from it as it is by Ridge View.
58. The properties facing the application site from the other side of Main Street – Edgemoor and Croft Cottage – are significantly elevated above Ridge View and are separated from the location of the proposed dwelling by approximately 30m in the closest case. That relationship ensures that the proposed dwelling would not be overbearing on these existing dwellings, and that they would not suffer from a loss of privacy as a result of the development. Outlook would also be maintained; only a change of view would arise to some extent.
59. Overall, it is concluded that the development would conserve the amenity of other residential properties in accordance with policy DMC3.

Highway considerations

60. The highway authority advised that they do not anticipate any objections to the proposals, but asked for details of the increased width of the proposed driveway. This is evident on the submitted plans however. It would remain a single width access, but widened to allow easier manoeuvring within the site to access each of the two dwellings it would serve. Visibility at the site access is good due to the wide roadside verge and footpath, and officers have no concerns in these regards.
61. Each property as proposed provides and retains sufficient parking space, as well as space to turn within the site.
62. It is therefore concluded that safe access to the site could be achieved in an acceptable manner, according with policy DMT3.

Climate change mitigation

63. The submitted climate change mitigation statement sets out that renewable energy measures such as solar slates or heat pumps are considered to be too expensive to install on an affordable dwelling where costs need to be minimised, and that the proposals therefore place emphasis on energy efficiency and minimising use and energy loss.
64. Those energy efficiency measures are set out as extending to meeting building regulation requirements for insulation standards. Other measures proposed are imprecise – ‘low-heat loss’ windows and doors, ‘high efficiency’ boiler, and use of ‘local’ contractors and suppliers. These could not reasonably be secured by condition because they are not precise and therefore not enforceable.
65. In the context of a smaller scale development these measures, if properly detailed, may be considered sufficient to meet the requirements of policy CC1 in terms of following the energy hierarchy. However, in the context of an entirely new dwelling it is considered that the proposals need to go further. No evidence has been provided to support the claim that renewable energy measures such as air source heating would render the scheme unviable as an affordable dwelling.
66. It is therefore recommended that if permission is granted, that a condition be imposed to secure energy efficiency measures more specifically, and to revisit the scope for building in renewable energy provision.
67. Subject to such a condition, the proposals would accord with policy CC1.

Tree impacts

68. 3 small sycamore trees to the rear of the site would be removed to facilitate the development. These are assessed as being category C trees by the submitted impact assessment, and are proposed to be replaced with newly planted trees in mitigation.
69. All other trees on the site are to be retained and protected during works, and by no-dig solutions within areas of the proposed driveway and parking areas.
70. The Authority's tree conservation officer has no objections to the proposals subject to the recommendations of the report being followed.
71. On the basis of the above, the development is concluded to accord with policy DMC13.

Conclusion

72. The provision of new build affordable housing in Taddington is acceptable in principle, according with the Authority's spatial strategy and housing policies.
73. Further, the application demonstrates a need for the dwelling proposed in accordance with policies DS1, DMH1, and DMH2.
74. The property would be of a scale, form, design, and position to conserve the built environment and the residential amenity of neighbouring properties at this location, according with policies GSP1, GSP3, and DMC3.
75. There are no other policy or material considerations that would suggest planning permission should be refused. Consequently, the application is recommended for approval subject to conditions, and to a planning obligation under S.106 to secure the property as an affordable dwelling in perpetuity.

Human Rights

76. None arising.

List of Background Papers (not previously published)

77. None

Report Author and Job Title

78. Mark Nuttall, Principal Planner