

9. FULL APPLICATION – PROPOSED ALTERATIONS AND EXTENSIONS AT 2 CASTLE COTTAGE, UNNAMED ROAD FROM THE SQUARE TO COLDWELL END, MIDDLETON BY YOULGRAVE (NP/DDD/0424/0352)

APPLICANT: MR J. LACK

Summary

1. Proposed is a single storey side extension to the dwelling and a link extension between the rear of the dwelling and the garage.
2. The scale of the extensions are appropriate and the simple design and use of traditional materials would conserve the Middleton by Youlgrave Conservation Area, including the main dwelling house.
3. The application is therefore recommended for approval subject to conditions.

Site and Surroundings

4. 2 Castle Cottage is located on the northern edge of the settlement of Middleton by Youlgrave, directly to the east of the main road through the village. The host building is a semi-detached dwelling adjoined to the neighbouring dwelling on the eastern elevation.
5. The dwelling is not a listed building. However, given its age and architectural style, the dwelling is considered to be a non-designated heritage asset.
6. The dwelling is orientated with its ridge running east to west and with its principal elevation facing north. The dwelling has two-storeys and is constructed in natural limestone under a slate tiled roof, with timber doors and windows. The property benefits from a porch on the north elevation, a detached garage and a single storey 'lean-to' extension on the western gable. A drystone wall encloses the property on the south and west boundaries. The property is screened by mature planting on the western boundary fronting the highway.
7. The site is situated within the Middleton by Youlgrave Conservation Area. The site is adjacent to the public highway and is visible from it and also in views from the south. The host dwelling is set back a distance from the highway.
8. The nearest neighbouring properties are the attached dwelling to the east and Castle Farm, to the north. An agricultural barn within the Castle Farm building group is Grade II Listed.
9. A Group TPO, reference number 010, abuts the site on the northern boundary. The listed building and the TPO are considered not to be affected by the proposal given the intervening distance. To the south of the site lies land in agricultural use.

Proposal

10. The demolition of the existing single storey 'lean-to' extension and the erection of a single storey, pitched roof side extension, projecting off the west gable to provide for an enlarged kitchen. The demolition of the existing porch extension and timber outbuilding and the erection of a link extension connecting the garage and the dwelling, to provide a lobby and bathroom.
11. The side extension would be constructed from natural limestone under a slate tile roof,

to match the existing house. The extension would have timber windows and doors.

12. The link extension would be constructed from natural limestone. A section of the roof is proposed to be dual pitched, with the remainder of the link extension under a mono pitched glazed roof, obscured behind a parapet wall.
13. The footprint of the side extension would measure 20sqm. The link extension would have a footprint of 17.5sqm.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory 3-year time period for commencement of development.**
2. **In accordance with specified amended plans.**
3. **The walls of the approved development shall be natural limestone and shall match the grain, texture, size, coursing and pointing of the external walls of the host dwelling.**
4. **The natural blue-slate roof on the side extension shall match the rooftiles of the host dwelling.**
5. **The hardrow roof tiles on the pitched roof section of the link extension shall match the rooftiles of the host dwelling.**
6. **The windows of the approved development shall match the windows of the host property in design, recess, and finish.**
7. **The window surrounds shall be natural gritstone and match the detailing of the host property.**
8. **Rooflights to be heritage type fitted flush in full accordance with details to be submitted to the Authority for approval in writing.**
9. **The door on the link extension shall be vertically boarded timber or timber composite and the door frame shall be recessed from the external face of the wall the same depth as existing door frames.**
10. **The door on the link extension shall be either dark stained or dark painted and permanently so maintained.**
11. **The rainwater goods shall be cast metal, painted black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.**
12. **The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.**

Key Issues

- The principle of the development.
- Whether the proposal conserves and enhances the character, appearance and amenity of the host building, as a non-designated heritage asset.

- Impact on neighbouring amenity
- Impact upon the Conservation Area
- Sustainability
- Highways and parking
- Impact on Protected Species

Planning History

14. 1977: WED0777257 - Extension to dwelling - Granted Conditionally

Consultations

15. DCC Highway Authority – No Objections

16. Middleton and Smerrill Parish Council – Objection – harm to the host building, harm to the Conservation Area.

17. Derbyshire Dales District Council – no response at the time of writing

Representations

18. A number of representations have been received at the time of writing, objecting to the amended proposal and which raise material planning concerns.

19. These representations are summarised as follows:

- *contrary to PDNPA Policy and Design Guidance*
- *side extension disproportionately large, out of balance, unsympathetic*
- *side extension harmful to character and appearance of the building, its setting and landscape character*
- *materials may not match*
- *harmful to the Conservation Area*
- *increased traffic generation and lack of car parking provision*
- *noise and disturbance resulting from use*
- *impact on protected species*
- *enlargement would result in the property being out of reach of local residents*

20. Officers comments; The concerns are noted and will be considered in the assessment of the proposals as set out below.

Main Policies

21. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, CC1, DS1, L1, L2, L3 and T7.

22. Relevant Local Plan policies: DMC3, DMC5, DMC8, DMC11, DMC12, DMH7, DMH8, DMT3 and DMT8.

National Planning Policy Framework

23. 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 the NPPF with regard to the issues that are raised.
24. Para 137 states design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
25. Para 182 states great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads
26. Para 203 in particular states, that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Core Strategy Policy

27. 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.
28. GSP3 – Development Management Principles. 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.
 - A. *impact on the character and setting of buildings*
 - B. *scale of development appropriate to the character and appearance of the National Park*
 - C. *siting, landscaping and building materials*
 - D. *design in accordance with the National Park Authority Design Guide*
 - E. *form and intensity of proposed use or activity*
29. GSP4 - Planning conditions and legal agreements. This policy sets out contribution that a development can make directly and/or to its setting, including, where consistent with government guidance, using planning conditions and planning obligations.

30. 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 and water efficiency.
31. DS1 - Development strategy. It names settlements following an analysis of their location, size and function, range of services and/or ease of access to services by public transport, and their capacity for new development.
32. L1 - Landscape character and valued characteristics. This 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.
33. 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.
34. T7 - Minimizing the adverse impact of vehicles and managing the demand for car and coach parks. T7 (B) refers to the management of residential parking.

Development Management Policy

35. 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.
36. 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.
37. 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.
38. 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.

39. DMH8 - New outbuildings and alterations and extensions to existing outbuildings in the curtilage of dwelling houses. This policy states that new outbuildings and extensions 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.
40. DMT8: Residential off-street parking. Policy DMT8 requires adequate off-street parking.

Supplementary Guidance:

41. The Authority has adopted three separate supplementary planning documents (SPD) that offers design guidance on householder development namely the Design Guide, the Building Design Guide and the Detailed Design Guide on Alterations and Extensions

Assessment

Principle

42. The principle of extensions are established through Policies DS1 of the Core Strategy (2011), and DMH7 of the Development Management Policy (2019). Policy DMH7 – Extensions and alterations; allows for new extensions to a dwelling provided that the scale, mass, form, and design of the new extension 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, in accordance with the principles of policies DS1 & DMC3 respectively.

Siting, scale, design and materials

43. The Authority's Design guidance states amongst other things, that it may be possible to add a well-designed extension provided it would be in harmony with the original building, subject to being appropriate in scale, design and external appearance, in accordance with good design principles.
44. As a result of Officer's concerns, the application has been amended from the originally submitted proposal. These amendments are design grounded, and include:
- I. Alterations of the roof of the side extension from a flat roof to a dual pitched roof and the removal the lantern roof light, to be more in-keeping with the design of the host property.
 - II. Reduction in the width of the extension by stepping in the rear elevation of the extension from the rear elevation of the host dwelling.
 - III. Simplification to the fenestration of the side extension, including the removal of French doors and replacement with window openings which better reflect the traditional character and appearance of the host dwelling.
 - IV. Replacement of a section of the pitched roof on the link extension with a glazed roof behind a parapet wall.
 - V. Alterations to the fenestration on the link extension to remove the window and stone surrounds and the replacement of the door, in order to simply the design.
45. The proposed design of the side extension, as amended, would have a simple rectangular form under a pitched roof. The projection from the side wall of the dwelling would be 4m, the height to the ridge would measure 4.4m and the gable width would measure 5m.
46. In terms of scale, size and massing, in relation to the host dwelling, the single storey side extension would be subordinate to the host dwelling and would not appear unduly

large. The proportions of the side extension, with regard to the height to length ratio, harmonise well with the proportions of the host dwelling.

47. The side extension is considered to be appropriate and would not result in significant harm, or loss of character to the host building, in terms of scale, size and massing.
48. The side extension would be built out of natural stone, with a roof form to match the host dwelling. Timber window frames and doors are proposed to match the dwelling.
49. The design and materials would not cause significant harm to the building's traditional form, appearance or to its heritage significance.
50. The link extension, connecting the garage to the host dwelling, would not be highly visible from public vantages. A minimal section of pitched roof is proposed. The link extension would appear unobtrusive, as a simple garden wall, using materials to match the existing dwelling. The link extension would be appropriate to the setting, without causing harm to the integrity of the host dwelling.
51. It is therefore considered that the proposed extensions would sit in harmony with the host dwelling and be in-keeping with the building's character. The proposed extensions are considered to have a limited impact on the character and appearance of the heritage asset.

Impact on neighbouring amenity

52. The proposed extensions, given their nature, location, scale, design and the intervening distance to closest neighbouring properties, are considered not to be harmful to the amenity of the neighbouring properties, with regard to lack of privacy, overlooking, overbearing, noise or disturbance issues.

Impact upon the Conservation Area

53. The property is located within the village Conservation Area. With regard to the impact upon the Conservation Area, the side extension would be visible from public vantages, both in localised views of the site and from further afield. However, as it is considered not to cause significant harm to the host building itself, it stands that it would have a limited impact on the character of the Conservation Area.
54. Given its appropriate scale, traditional materials and design, it would harmonise with its surroundings. The side extension would not be significantly harmful the existing views and would conserve the setting and significance of the Conservation Area, the wider landscapes and the property itself. The development is therefore in accordance with policy DMC8.

Sustainability

55. Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
56. The Environmental Impact Statement provided as part of the application refers to the design making use of maximum natural daylight and natural ventilation to increase energy efficiency and energy savings.
57. Construction materials and finishes are proposed to have a low environmental impact, with the use of locally sourced reclaimed stone, sustainably sourced timber materials and low carbon cement to be used in the construction. High levels of thermal insulation

are proposed. The use of gas filled double glazed units are proposed to improve thermal performance and low energy light fittings are to be used.

58. These measures are proportionate to the scale of the development proposed and the requirements of CC1 are considered to be met.

Highways and parking

59. The Highway Authority have raised no objections to the application. Ample parking and turning would be available on the drive following the construction of the extensions. As such, there are no concerns regarding parking provision or highway safety in respect of the proposed development.

Impact on Protected Species

60. An objection was received to the proposal alleging that '*bats have been observed on numerous occasions at the front, side and rear of the cottages and could well be roosting in that frame.*' '*Not only are there bats, but also Slow Worms and Hedgehogs*'.
61. The proposal is not a type of development likely to impact upon protected species and therefore is considered to accord with policies L2, DMC11 and DMC12.
62. Without clear and convincing evidence of the presence of protected species on the site and that a protected species is likely to be affected by the proposal, an assessment of the impacts of the development on protected species is not considered to be required. The applicant's attention is however drawn to the potential for protected species to be present on the site and the development should therefore proceed with caution.

Other matters

63. The property is a market dwelling and not an affordable dwelling. Extensions to dwellings as set out above are acceptable in principle and the proposal would have no impact on the provision of affordable housing.

Conclusion

64. The proposed extensions are modest in scale, of an appropriately high standard of design and use of materials, that will conserve the character, appearance and setting of the dwelling. Whilst the side extension will be visible from public vantages, it would not cause significant harm or adverse impact upon the street scene or the Conservation Area.
65. The proposed extensions accord with relevant policies, adopted supplementary planning guidance and the NPPF. In the absence of any further material considerations the application is therefore recommended for approval subject to conditions.

Human Rights

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

List of Background Papers (not previously published)

Nil

Report Author: Chris Briggs