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**9. FULL APPLICATION – ERECTION OF AN AFFORDABLE DWELLING TO MEET A LOCAL NEED AT GREEN FARM, ALDWARK (NP/DDD/0515/0425, P.2656, 422786/357367, 23/09/2015/KW)**

**APPLICANT: MR DANIEL WAIN**

**Site and Surroundings**

The application site is situated on the northern edge of Aldwark hamlet and within the designated Aldwark Conservation Area. It comprises a small croft bounded by a neighbouring detached cottage (Ivy Cottage) to the east and a modern farm building to the west. The frontage of the croft is set behind a small enclosed area of land, which fronts on to the central grassed area that forms a distinctive part of the character of Aldwark hamlet. The rear boundary of the croft is situated adjacent to open farmland.

Access to the croft is via a short grass track which leads directly off the western side of the central grassed area. A public footpath also passes close to the site along the track on the north-western side of the central open grassed area.

**Proposals**

The current application proposes the erection of a newly-built affordable local needs dwelling for the applicant who works on the family farm in Aldwark. The applicant also runs a local contracting firm based near the application site.

The amended plans submitted in support of the application show a detached affordable, two-bedroomed local needs dwelling positioned in the centre of the croft. The two storey house would have a simple traditional double-fronted design and would be constructed of natural limestone under a natural blue slate roof. The internal floor area of the dwelling measures around 81m<sup>2</sup>, which is within the Authority's maximum size guidelines for affordable local needs dwellings (87m<sup>2</sup>).

Vehicular access would be via the existing grassed track with a grassed driveway/parking area provided to the front of the dwelling.

**RECOMMENDATION:**

**That the revised application be REFUSED for the following reasons:**

- 1. The application site is not within or on the edge of a named settlement as defined in Core Strategy policy DS1 and there is more appropriate accommodation in the locality that could be made available for occupation by the applicant. Therefore, the proposals would represent an unsustainable form of development that is contrary to policy GSP1 of the Core Strategy, contrary to saved Local Plan policy LH1, and contrary to national policies in the National Planning Policy Framework.**

**Key Issues**

1. Whether principle of the proposed development meets the terms of the Authority's Core Strategy and Local Plan policies in relation to the provision of affordable local needs dwellings.
2. The potential impact of the proposed dwelling on the character and setting of Aldwark hamlet, Aldwark Conservation Area and the surrounding landscape.
3. Archaeological issues.

4. Impact upon the residential amenities of the adjacent cottage (Ivy Cottage).
5. Highway issues.

### **History**

There is no relevant planning history on the proposed dwelling site, however, the following planning history on Green Farm is considered to be relevant to this proposal.

January 2009 – Refusal of full planning consent for the conversion of a barn to the south of green Farm to a holiday unit and a dependant relative unit on grounds that the resultant dwelling would not be ancillary and insufficient evidence had been submitted to satisfy the requirements of the Authority's affordable local needs dwelling conversion policies.

April 2009 – Consent granted for the conversion of the barn to the south of Green Farm to two holiday units.

November 2011 – Refusal of consent for extension between two detached outbuildings and conversion to a holiday unit, on grounds that the scheme would require significant enlargement and alteration to the existing buildings, which would harm their character and setting and the Conservation area.

August 2014 – Enquiry from the applicant seeking advice on whether an extension between the two detached buildings to the north-west of Green farmhouse and their conversion to a local needs dwelling would be acceptable.

Following a site visit by the Authority officers, the applicant was advised that as the proposal would require demolition and rebuilding of the larger of the two buildings, the principle of conversion/extension of the buildings to a separate local needs dwelling would not meet the Authority's affordable local needs dwelling policies as it would comprise primarily new-build local needs dwelling accommodation outside of a 'Named Settlement'.

Officers also advised verbally that the principle of the rebuilding/extension and conversion of the buildings to an ancillary dwelling for the applicant tied to Green farm via a Section 106 legal agreement would receive officer support. Further detailed design advice was also given by officers to resolve outstanding design issues with respect to the initial sketch scheme submitted by the applicant. The amended scheme was for a modest, low two-storey ancillary dwelling unit with an approximate internal floor area of around 90m<sup>2</sup>. Notwithstanding this advice, the applicant subsequently confirmed that this option was no longer available, for family reasons

### **Consultations**

#### **External Consultees**

County Council (Highway Authority) – No objections, subject to the attaching of conditions requiring space to be provided for storage of plant and materials etc.; the new vehicular driveway (min. width 2.75m) and sightlines on to the highway being provided; parking spaces being provided prior to occupation and details of the measures taken to prevent the discharge of water from the site onto the highway.

District Council – No reply to date.

Parish Council - There is no Parish Council or Parish Meeting representing Aldwark, however, seven individual letters of support have been received. These are reported in the Letters of Representation section of this report below.

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## Internal Consultees

Authority Conservation Architect – Detailed comments have been received, which state that the site comprises an irregular-shaped field located within the northern part of the village core. The site is enclosed by drystone walls built from locally-derived limestone. The site access is located at the south-west corner. This is approached via a short narrow route off the road that encloses the village Green. A small rectangular field, containing a former pig sty and store, separates the development site from the road.

To the east of the site stands a 17<sup>th</sup> century listed cottage with outbuildings. This property and many other dwellings in the northern part of the village face south. A large modern agricultural structure is located to the western edge of the site. To the north are open fields, enclosed by a network of drystone walls, which then drop in level towards the north. The historic Ordnance Survey map records show a rectangular feature, possibly a building, on this site. Additionally, Aldwark is one of the oldest settled villages in the National Park. Consequently, it is recommended that the Authority Archaeologist be consulted on the proposal.

Aldwark Conservation Area appraisal describes the centre of the village as, 'Most of Aldwark encircles the central field with farms and a few houses widely spaced around it'. Constructing a property on the proposed site will maintain the wide spaces between the buildings, therefore the settlement pattern and grain will not be harmed. There is also no objection to the proposed position of the building on the site or its orientation. The latter is in keeping with neighbouring properties.

There are no objections to the density or general mass of the building; however, it would be preferable if the dwelling was excavated into the slightly sloping ground levels across the site. The dwelling proportions, design and materials reflect the local vernacular; however, the proposed use of photovoltaics on the front roof pitch, facing the village centre will detract from the host building and the Conservation Area. Subject to minor design amendments and a sympathetic landscaping scheme for the building and the access track, this proposal will not harm the setting of the listed buildings in the vicinity of the site. The new-build will obstruct long-ranging views out of the Conservation Area when viewed from the south of the site, but this will not harm its character.

Authority Archaeologist – The application has archaeological implications. The field which is proposed for development is within the historic core of Aldwark village and is within its Conservation Area.

There are a number of archaeologically significant, but none designated heritage assets within relatively close proximity of the development site. The closest of these is the village green which is registered on the Derbyshire Historic Environment Record as a medieval embanked enclosure. There is also a square enclosure shown on the historic Ordnance Survey maps.

In view of the location of this development proposal site, and the fact that a feature is depicted within it on historic maps there is strong probability that archaeological remains will survive here. It is therefore recommended that an archaeological evaluation of the site is undertaken in advance of a planning decision being made. This would involve a geophysical survey and trial trenching of any resulting anomalies undertaken to a brief provided by the Authority.

## **Representations**

Seven individual letter of support have been received from Aldwark residents, which make the following points:

- The applicant is a hard-working Aldwark resident who provides an important service for the local farming community. He deserves to be able to live and work in Aldwark where he has lived all his life.

- There is a need for a better balance of age groups in the hamlet; young people are forced to move as they cannot afford to buy here.
- There are plenty of holiday-lets; more permanent residents are needed in order to keep the rural community alive and to prevent the village dying.
- The proposed dwelling is in keeping with the village.

## **Main Policies**

### **Local and National Housing Policies**

National policies in the National Planning Policy Framework ('the Framework') and local policies in the Development Plan set out a consistent approach to new housing in the National Park.

Paragraph 54 of the Framework states that in rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Paragraph 55 of the Framework states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. However, the Framework does not offer any support for the provision of affordable housing to meet local need anywhere other than in existing settlements.

Policy DS1 of the Core Strategy reflects the objectives of national policy and sets out very clearly new residential development should normally be built within existing settlements within the National Park. In this case, there is some residential development in and around Aldwark but Aldwark is not a named settlement for the purposes of DS1 and the application site is within open countryside for the purposes of local and national planning policies.

Core Strategy policy HC1 reflects the priorities set out in national policies and the development strategy for new housing in the National Park set out in DS1 because HC1 states that provision will not be made for housing solely to meet open market demand and prioritises the delivery of affordable housing to meet local needs within named settlements. In accordance with national policies in the Framework, and policies DS1 and HC1 in the Core Strategy, policy LH1 of the Local Plan says that, exceptionally, newly built dwellings will be permitted in or on the edge of named settlements subject to certain criteria including proof of need; local qualification and the affordability of the proposed housing.

### **Design and Conservation Policies**

The Authority's housing policies are supported by a wider range of design and conservation policies including GSP1 of the Core Strategy which states all policies should be read in combination. GSP1 also says all development in the National Park shall be consistent with the National Park's legal purposes and duty and where national park purposes can be secured, opportunities must be taken to contribute to the sustainable development of the area.

Policy GSP3 of the Core Strategy and Policy LC4 of the Local Plan are also directly to the current application because they set out the design principles for all new development in the National Park, seeking to safeguard the amenities of properties affected by development proposals, and setting out criteria to assess design, siting and landscaping. The Authority's Supplementary Planning Documents (SPD) the Design Guide and the Building Design Guidance offer further advice on design issues.

Policies LT11 and LT18 of the Local Plan require new development to be provided with adequate access and parking provision but also say that access and parking provision should

not impact negatively on the environmental quality of the National Park. Policy CC1 of the Core Strategy and the associated supplementary planning document on climate change and sustainable development encourage incorporating energy saving measures and renewable energy into new development.

Policies GSP2 and L1 of the Core Strategy are also especially relevant to the current application because they reiterate that landscape conservation is a priority in the National Park. L1 also cross refers to the Authority's Landscape Strategy and Action Plan. With reference to the Authority's adopted Landscape Strategy and Action Plan. The application site is within the White Peak, and specifically within the Limestone Village Farmlands landscape type.

In these respects, the application site and its landscape setting is characterised as pastoral farmland enclosed by drystone walls made from limestone with repeating pattern of narrow strip fields originating from medieval open fields, scattered boundary trees and tree groups around buildings, and discrete limestone villages centred on clusters of stone-built dwellings. Taken together, L1 and Landscape Strategy and Action Plan seek to ensure development proposals would not harm these valued characteristics of the Limestone Village Farmlands or the scenic beauty of the National Park

These policies are otherwise consistent with national planning policies in the Framework that afford great weight to the conservation of the natural beauty of the National Park and promote high standards of design for development proposals, which should be sensitive to the locally distinctive characteristics of their landscape setting.

The location of the application site within a Conservation Area is also a highly relevant consideration noting that the Framework states that the conservation of heritage assets in a manner appropriate to their significance forms one of 12 core planning principles. Paragraph 132 of the Framework states that great weight should be given to the conservation of a designated heritage asset and that the more important the asset, the greater the weight should be. These provisions are consistent with the criteria for assessing development within a Conservation Area set out in policy L3 of the Core Strategy and saved Local Plan policy LC5.

L3 states that development must conserve and where appropriate enhance and reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of national, regional or local importance or special interest. LC5 also states that applications for development in a Conservation Area, or for development that affects its setting or important views into or out of the area, should assess and clearly demonstrate how the existing character and appearance of the conservation area will be preserved and, where possible, enhanced.

Finally, saved Local Plan policies LC15 and LC16 require an appropriate archaeological assessment of sites that may be of archaeological interest. Where development affecting a site of archaeological interest is acceptable, this will require the implementation of an appropriate scheme for archaeological investigation prior to and during development in accordance with these policies and in accordance the overarching objectives of Core Strategy policy L3.

## **Assessment**

### **Issue 1 - Whether principle of the proposed development meets the terms of the Authority's Core Strategy and Local Plan policies in relation to the provision of affordable local needs dwellings.**

#### **Scope for the erection of new-build local needs housing in Aldwark**

Core Strategy policies DS1 and HC1 and Local Plan policy LH1 support newly-built affordable housing on an exceptional basis where there is evidence of local need and providing the site is

within a 'named settlement' or on the edge of a 'named settlement' if no suitable site is available within the settlement. Aldwark is a relatively small collection of residential properties with no existing services and is not included in the list of 'named settlements' in CS DS1. The 'named settlements' were devised in the Authority's Core Strategy policy following an analysis of their location, size and function, range of services and/or ease of access to public services by public transport, and their capacity for new development.

The explanatory text accompanying CS policy DS1 states that the remaining settlements not classified as a 'named settlement' are very small and policy clarifies the limited opportunities for development appropriate to these places, including the provision of new-build affordable local needs housing. The policy states that the need of these smaller settlements will continue to be met by the cascade approach defined in the affordable local needs housing SPG, which allows for the eligible affordable housing need of the settlements in these parishes to be met in nearby larger settlements.

The explanatory text further acknowledges that there may be exceptional circumstances in some smaller settlements which do not fit easily within the scope of the settlement strategy. In these cases, the Authority will assist communities to prepare parish plans, taking into account valued characteristics and community priorities. This approach would provide opportunities to address local aspirations in an open and constructive dialogue, seeking to identify the best solution to deliver the spatial strategy. However, the current position in Aldwark is that there are limited opportunities for neighbourhood planning because of the absence of a Parish meeting or Council to lead on a neighbourhood plan.

Therefore, granting planning permission for the current proposals for a newly-built house in open countryside would be a departure from the Development Plan and national planning policies in the Framework and there is little prospect that a neighbourhood plan would be likely to be adopted that might provide better support for the current proposals. Notwithstanding these issues, there is clear evidence that the applicant is in need of affordable housing within the local area.

### Housing Need

Where a single house is being proposed, the Authority's housing policies accept that the need for affordable housing can be determined with reference to the applicant's individual circumstances. In respect of the need for the house proposed in this application, the proposed dwelling is for the applicant, a life-long resident of Aldwark, with strong family and work ties to Aldwark. He works on the family farm as well as running a part-time local contracting firm based near the application site. The applicant now wishes to move out of the family home and given his strong family ties to Aldwark and his desire to live near to his work, has a need to stay within the village. The applicant is also looking to start a family in the village and considers that a new family home in this location would contribute positively towards the vitality and variety of the local community and the Peak District in general.

The supporting statement submitted with the application also states that a new home in one of the larger settlements identified in the Authority's Core Strategy policies would not meet the applicant's specific needs. The nearest 'named settlements' are the villages of Elton and Winster two miles to the north and would result in the applicant commuting to work in the village, which would be less sustainable than if he were able to live near his source of employment. A search of alternative available accommodation in Aldwark and the adjoining parishes has also been undertaken and concluded that there were no properties available to the applicant. The search was based on the availability of properties being marketed for sale at less than £120,000 or advertised for rental at less than £500pcm.

The agent also states that there are no suitable buildings available to the applicant, which could be converted to a dwelling. The outbuilding associated with his parent's property has been

converted to a holiday-let, which provides an essential source of income for the farm and cannot therefore be disposed of. The outbuildings at Green Farm are owned by the applicant's uncle and are either required for agricultural purposes or unsuitable for residential conversion.

Notwithstanding the agent's comments in respect of the unsuitability of the outbuildings to the north of Green Farm, these were the subject of an enquiry by the applicant in 2014 (see planning history section above). Following this enquiry officers advised that the demolition and rebuilding of one of the outbuildings and a sympathetic link extension to the remaining outbuilding to provide an ancillary dwelling applicant tied to Green farm via a Section 106 legal agreement would receive officer support. The officers are also aware of similar cases where farm businesses have offset the loss of income from a holiday let against the costs of converting another building or a newly-built house deciding to vary a holiday occupancy restriction as the most cost effective way of providing accommodation for a farm worker.

Therefore, in terms of need and local eligibility, officers do consider that the applicant meets the Authority's definition of a person with a local qualification as the applicant clearly exceeds the minimum 10-year permanent residency in Aldwark and is forming a household for the first time. Moreover, it is acknowledged that this need case is strengthened by the fact that the applicant's work base is also in Aldwark. However, there are other alternatives to a newly-built house that would provide equally appropriate accommodation and officers consider this issue exacerbates the potential departure from policy arising from the erection of a newly-built house outside of a named settlement.

#### Affordability

In terms of affordability, the estimated build cost for the proposed dwelling is in the region of £130,000-£150,000. No open-market valuations or valuations of the proposed dwelling with the local occupancy restriction attached have been submitted, however, the agent is hoping to provide these. However, it is considered that the estimated market value with the local occupancy restriction attached is likely to be commensurate with other similar detached local needs dwellings that have been accepted elsewhere in the National Park. The proposed dwelling has an internal floor area of 80.80m<sup>2</sup>. Therefore, officers are satisfied that the newly-building would comply with the Authority's housing policies in terms of affordability.

#### Reasons for Refusal

In conclusion, it is considered that the applicant has demonstrated that there is a demonstrable need for the dwelling, and he has a local qualification. The proposed dwelling also meets the relevant affordable floorspace guidelines and affordability criteria set out in the Authority's proposals. There is also an argument that the provision of a dwelling at Aldwark, rather than within a 'named settlement' village in an adjoining parish would be the most sustainable option for the applicant.

However, the dwelling has not been justified on the basis that it would be for a key worker and officers have concerns that the applicant's need for accommodation through the conversion/remodelling of the existing outbuildings on the farm, or by varying the holiday occupancy restriction attached to the existing holiday let on the farm. The proposals also represent a departure from the Development Plan because the newly-built dwelling would not be located within or on the edge of a named settlement.

Consequently, it is considered that the proposals would represent an unsustainable form of development that is contrary to policies GSP1 and HC1 of the Core Strategy, contrary to saved Local Plan policy LH1, and contrary to national policies in the National Planning Policy Framework.

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## **Issue 2 - The potential impact of the proposed dwelling on the character and setting of Aldwark hamlet, Aldwark Conservation Area and the surrounding landscape.**

The proposed dwelling would be sited in a small croft situated on the north-western side of the village green. This croft is situated immediately behind a smaller enclosure which fronts directly on to the green and is accessed via a narrow green track along the western boundary of this small enclosure. The site is also within the designated Conservation Area.

The two-storey cottage style dwelling would occupy the centre of the croft and would be flanked by a modern agricultural building to the west and a dilapidated former outbuilding within the curtilage of the adjacent listed cottage (Ivy cottage) to the east. The frontage of the site, when seen from the green is partially masked by a small single-storey outbuilding and a tree in the smaller enclosure, which abuts the site to the south. In these respects and subject to minor design amendments, it is considered that the proposed dwelling would be sympathetic to the established character, setting and grain of the village and would preserve the character and setting of the Conservation Area.

The design amendments suggested by officers would include excavating the dwelling into the slightly sloping ground levels across the site frontage, reduction in window openings and provision of a gable chimney stack. The scheme also proposes the use of solar voltaic tiles on the southern roof slope facing towards the village green. These would be visible from the centre of the village and given the prominence of the roof within the Conservation Area, the use of solar voltaic tiles in this instance is considered to be inappropriate. The Authority's Conservation Officer has undertaken a detailed assessment of the impact of the dwelling on the character and setting of the conservation area and concurs with these views and the applicant's agent is currently preparing amended plans to address these design issues.

Amended plans have now been submitted by the agent, which incorporate all the suggested amendments, with the exception of the repositioning of the central ridge chimney stack on to the eastern gable. The agent states that the applicants wish to retain the central ridge stack in order to provide better heating to the house. Officers consider, however, that gable chimney stacks are a traditional feature of the local building vernacular and, therefore, a condition should be attached the repositioning the chimney stack on to the gable in the traditional manner. The agent has also confirmed that the applicant no longer wishes to install solar tiles on the roof.

It is therefore considered that, subject to conditions relating to the repositioning of the chimney stack and the omission of the solar tiles, the revised scheme results in a newly-built dwelling that is well-related to its landscape setting that will harmonise with the pattern of development within the surrounding Conservation Area, in a manner that would accord with the wide range of relevant design and conservation policies in the Development Plan and the Framework.

## **Issue 3 – Archaeological issues**

The application site was identified by the Authority's Archaeologist as having archaeological implications. The field which is proposed for development is within the historic core of Aldwark village and is within its Conservation Area. There are a number of archaeologically significant, but non-designated heritage assets within relatively close proximity of the development site. The closest of these is the village green which is registered on the Derbyshire Historic Environment Record as a medieval embanked enclosure. There is also a square enclosure shown on the historic Ordnance Survey maps.

In view of the location of this development proposal site, and the fact that a feature is depicted within it on historic maps there was considered to be a strong probability that archaeological remains would have survived here. It was therefore recommended that an archaeological evaluation of the site be undertaken in advance of a planning decision being made. This would involve a geophysical survey and trial trenching of any resulting anomalies undertaken to a brief

provided by the Authority.

A comprehensive archaeological assessment has now been carried out on the site. This identified remains of two 'cobbled pathways' within the proposal site, but elsewhere came down onto natural deposits associated with the limestone bedrock. The Authority's Archaeologist is not convinced of the interpretation of these remains as paths – the photographic record shows a kerbstone edging an area of flat slab material. This could just as easily represent an area of hardstanding/yard surface. All finds came from the topsoil, so the 'path' structures are undated. Topsoil finds were limited to 18<sup>th</sup> -19<sup>th</sup> century material.

The evaluation results were therefore a little inconclusive. There are fragments of undated structural evidence within the site, representing paths or other surfaces. There is no artefactual evidence to suggest early activity, but because the structures are undated neither is this ruled out. In the absence of remains of high significance or complexity, however, The Authority's archaeologist advises that there is no archaeological objection to the development proposals.

It is possible, however, that the development groundworks may impact upon further structural fragments similar to those encountered in the evaluation trenches, and given the archaeological sensitivity of the site it is still possible that fragmentary early remains might be present. There is consequently a requirement for a conditioned scheme of archaeological work to record any such remains in line with paragraph 141 of the Framework and policies LC15 and LC16 of the Local Plan.

In this light, it is considered that the proposed development would not harm any extant archaeological interest within the local area subject to an appropriate planning condition, and such a condition requiring archaeological monitoring and recording during the development groundworks would be reasonable and necessary if permission were to be granted for the current application.

#### **Issue 4 - Impact upon the residential amenities of the adjacent cottage (Ivy Cottage).**

The eastern boundary of the proposed dwelling site abuts the garden of the adjacent listed cottage (Ivy Cottage), which is situated on a lower ground level to that of the proposed dwelling site. The submitted plans propose no window openings in the eastern-facing gable of the proposed dwelling and permitted development rights could be removed for future alterations, thus controlling any adverse overlooking impacts on the adjacent cottage.

In terms of any adverse overlooking from the garden of the proposed dwelling down on to the garden of the adjacent cottage, this is partially mitigated by the wall of the existing dilapidated outbuilding in the garden of the adjacent cottage. There is, however, a section of the eastern boundary, which is not enclosed by the existing outbuilding where the garden of the adjacent cottage could be overlooked and would be un-neighbourly. It is considered, however, that this adverse impact upon the residential amenities currently enjoyed by the occupier of the adjacent cottage could be sufficiently mitigated by the erection of a 1.8m high close-boarded timber fence. The lower half of the fence would be screened by the existing drystone boundary wall.

Subject to a condition requiring the erection of the fence prior to the occupation of the dwelling, this would resolve and address any issues relating to the impacts of the dwelling on the residential amenities of the neighbouring cottage, in compliance with policies GSP3 and LC4.

#### **Issue 5 – Highway issues**

Access to the site is presently via a short section of grassed track, which is a pleasant feature that contributes to the character and setting of this part of the village and the Conservation Area. This grassed trackway is presently undisturbed because of the lack of vehicular use over recent years. It is inevitable that the condition and appearance of the track will be diminished by the

dwelling proposal and it is acknowledged that a firmer surface will need to be provided to provide a practical vehicular access to the croft.

In this respect, given that the current condition of the site makes a positive contribution to the character and setting of the village, it is considered that the access track should take the form of two individual wheel tracks using plastic grass grid surfacing material, which when established should preserve the character and appearance of the existing grassed track arrangement. Therefore, subject to details of the surfacing of the access track and parking areas being submitted and agreed and subject to the highway conditions suggested by the highway authority, the proposals are considered to be acceptable in highway terms.

### **Conclusions**

In conclusion, officers acknowledge that the newly-built house would not result in any substantial harm to the valued characteristics of the local area subject to appropriate planning condition. Officers also acknowledge that there is a strong local need case for the proposed dwelling and in physical design and location terms it will preserve the character and setting of Aldwark Conservation Area. It is also acknowledged that in view of the applicant's particular work circumstances, it would be beneficial for him to live in Aldwark rather than in one of the nearest named settlements.

However, a newly built dwelling does not accord with the terms of the Authority's Core Strategy policy DS1 and Local Plan policy LH1 or housing policies in the Framework as Aldwark is not a 'named settlement'. In the absence of an adopted neighbourhood or parish plan for Aldwark that has identified the need for new-build affordable housing on an exceptional basis, it is considered that the proposal should be recommended for refusal on this basis. Moreover, it is considered that there is a more appropriate alternative, which would provide appropriate accommodation for the applicant and which would be a more sustainable alternative.

Accordingly, the current application is recommended for refusal because the proposals would constitute a substantial departure from housing policies the Development Plan and national planning policies in the Framework

### **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