

13. FULL APPLICATION – DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DWELLING, INCLUDING NEW SITE ACCESS AT, THE TREES, INTAKE LANE, BAKEWELL (NP/DDD/0915/0862, P.7707, 422287 367494, 22/09/2015/KW)

APPLICANT: MR JOHN UPTON

Site and Surroundings

The Trees is a modern early 1960's bungalow situated close to the top of a steeply sloping bankside above the western side of Intake lane, on the southernmost edge Bakewell. The bungalow sits fairly close to the edge of the bankside and has an overbearing impact upon Intake Lane below, particularly during the winter months, when intervening vegetation is not in leaf. It is also prominent in the landscape when viewed from a section of the A6 to the east.

The bungalow is constructed of reconstructed gritstone under a concrete tile roof, and is of a typical 1960's bungalow design with a timber shingle-clad 'feature' frontage facing towards Intake Lane. There is an attached flat-roofed addition to the rear, which abuts the sloping field levels. There is a large mature tree in the northern corner of the site. Access to the bungalow is via Intake Lane, a single-width tarmacked lane, which has substandard visibility on to the A6. The current access to the site is on the inside of a bend in the lane, to the south of the bungalow.

The site is bounded by a detached bungalow to the north and open fields to the rear (south-west). The applicant owns the adjacent field to the south-west and has parked four building construction vehicles in the field, immediately to the rear of the bungalow. He has also installed some temporary security fencing along the field frontage on to Intake Lane, to deter theft of the vehicles.

Proposals

The application proposes the demolition of the existing bungalow and its replacement with a two-storey replacement dwelling, which is to be re-sited a further 11.0m back into the site away from Intake Lane, into part of the field to the rear. The floor level of the house is to be the same as the existing bungalow and this requires excavation into the rising field levels to the rear in order to achieve this.

The proposed dwelling has a low two-storey form and an 'L' plan footprint (134.35m²) with a 13.3m frontage length and a total internal floor area of 216.57m². The existing bungalow has a footprint of 146.80m², a frontage length of 14.6m and a total internal floor area of 121.32m².

The dwelling is designed to resemble a traditional low two-storey farm outbuilding. It would be constructed of natural limestone under a natural blue slate roof (35° pitch). Some natural gritstone would be introduced into the walling, which is a particular feature of walling stone in the Bakewell area. The opening details reflect the traditional barn vernacular and comprise simple, undivided window and door frames, which are to be provided with natural gritstone lintels and sills. Traditional, full-length arched openings are to be inserted in the main frontage elevation and the south-eastern gable to maximise the views over the Wye Valley and to further emphasise the traditional vernacular farm outbuilding design approach.

A double garage would be provided within the rising ground levels, such that the garage roof is at field level and land above the garage retained as part of the field. In order to achieve the same ground floor level as the existing bungalow, the new house would be excavated into the sharply rising field levels, requiring the erection of 3.5m high natural limestone retaining wall to the rear of the house.

Although not forming part of this application, the large mature tree in the northern corner of the site is to be felled as it is within close proximity to the existing and proposed dwellings and also overshadows the adjacent bungalow to the north. Amended plans have also been received since the original submission of this application showing minor amendments to window details.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. 3 year implementation time limit**
- 2. In accordance with the submitted plans and amended plan no. PO5 Rev D.**
- 3. The replacement dwelling shall be set into the sloping ground levels, with the finished ground floor level set at the same level as the existing bungalow. Prior to the commencement of the replacement dwelling works, plans to a minimum scale of 1:100 shall be submitted and agreed in writing by the Authority showing the finished ground levels of the replacement dwelling, showing the dwelling excavated into the existing sloping ground levels adjacent to the replacement dwelling footprint. Once agreed, the scheme shall be carried out in accordance with the approved details.**
- 4. Existing bungalow and other existing structures, to be removed from the site prior to the commencement of the replacement dwelling works.**
- 5. Submit and agree any details of spoil removal arising from the dwelling demolition and excavation works.**
- 6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the replacement dwelling shall be carried out and no extensions, porches, ancillary buildings, solar panels, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park Authority's prior written consent.**
- 7. Prior to the installation of any external lighting, full details of the precise design and specifications of the lighting, or source of illumination including its location, and luminosity, shall be submitted to and approved in writing by the National Park Authority. The lighting or any other source of illumination shall thereafter be carried out in accordance with the approved specification and shall be permanently so maintained.**
- 8. Submit and agree comprehensive hard and soft landscaping scheme.**
- 9. Restrict domestic curtilage to area edged green on plan no. 1/P.7707.**
- 10. Details of a scheme of appropriate Environmental Management measures, including details of the position and specification of 'built in' solar panels, shall be submitted to and approved in writing by the Authority. The agreed Environmental Management facilities shall then be installed in accordance with a timetable that has been submitted to and agreed in writing by the Authority.**
- 11. Stonework to be in natural limestone interspersed with natural gritstone. Sample panel to be agreed.**

12. **Roofs to be clad in natural blue slate.**
13. **Central first floor window in North-East Elevation to be reduced in width to 1.1m to match the width of the ground floor window beneath.**
14. **The external corners of the replacement dwelling shall be provided with dressed natural gritstone quoins, where shown on the approved elevational plan. The quoins shall be 450mm in length x 300mm deep.**
15. **Recess all door and window frames a minimum of 100mm (4inches) from the external face of the wall.**
16. **The full length arched opening in the North-East Elevation shall be provided with natural gritstone voussoirs to the depth shown on the approved elevational drawing.**
17. **All window openings shall be provided with natural gritstone lintels and sills, and all door openings shall be provided with natural gritstone lintels where shown on the approved elevational plans.**
18. **The external doors and window frames shall be of timber construction or narrow-section powder-coated aluminium. Prior to the installation of the doors and door and window frames, full details of their precise design, including any glazing bar detail and external finish/treatment, shall be submitted to and approved by the Authority. The scheme shall then be carried out in accordance with the approved details and the external finish of the timberwork shall be permanently so maintained.**
19. **Submit and agree hard-surfacing details in respect of the access and access drive.**
20. **All new service lines associated with the approved development, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter.**
21. **Submit and agree details of disposal of foul and surface waters.**
22. **Minor design details.**
23. **Submit and agree details of construction compound to be installed prior to commencement of the construction of replacement dwelling**
24. **Vehicle parking and manoeuvring spaces to be provided prior to the occupation of the replacement dwelling and maintained free from obstruction thereafter.**
25. **Prior to occupation of the replacement dwelling, adequate bin storage and a bin dwell area for us on refuse collection days shall be provided within the site curtilage clear of all access and parking and turning provision and maintained free from obstruction thereafter.**

Key Issues

1. Whether the principle of the proposed replacement dwelling complies with Local Plan policy LH5 and the emerging Development Management Document (DPD).
2. Whether the proposed dwelling is of a similar size to the bungalow it will replace (LH5 criterion iii)

3. Landscape and visual impact and design.
4. Impact on neighbours.
5. Environmental Management.
6. Access and Parking.

History

August 1959 – Full planning consent granted for the erection of the bungalow.

January and October 2015 - Enforcement enquiries lodged concerning the removal of a hedge, vegetation clearance and the storage of builders' materials and vehicles in the field to the rear.

February-September 2015 - Pre-application discussions concerning the erection of a replacement dwelling. The agent was advised that the principle of a replacement dwelling would be acceptable, given the prominent position and untraditional design and form of the existing bungalow. A contemporary design approach was initially discussed, however, it was subsequently concluded that a traditional dwelling approach would be the most appropriate for this site. It was also considered that a low-two storey dwelling replacement, set further back away from the steeply sloping bankside adjacent to Intake Lane would be preferable, in order to mitigate its landscape impact and enhance the landscape character of the locality.

Consultations:

Highway Authority – Conditional consent to cover the following highway concerns:

Intake Lane is a private lane generally of single vehicle width and is without footway margins, street lighting and drainage. It is mostly unmade and would appear to serve a very limited number of premises. Other premises only back onto it being served via frontages to publicly maintainable estate roads. Exit visibility from the Lane out onto the adjacent classified road (A6) does not meet current requirements. Additionally Intake Lane carries the route of a Public Right of Way (Bridleway 11 Bakewell on the Derbyshire Definitive Map). On the basis of the above it is not considered suitable for any significant increase in traffic movements.

Notwithstanding the above it is noted that the application is to replace an existing dwelling and as such it is not considered that the proposals would result in any significant traffic movements over and above the current authorised use of the site. The lane appears to be very lightly trafficked at present and as a result of its limitations the majority of drivers drive at an appropriately low speed suitable for the nature of the lane. There are no recorded injury accidents in the vicinity of the site that would justify the Highway Authority raising objection to the application proposals presented on highway safety grounds.

Exit/pedestrian visibility should be maximised from the access point i.e. the proposed front boundary wall should not exceed 1 m in height.

Given the distance from the publicly maintainable highway access by service/delivery vehicles will be required and as such the Highway Authority recommend that the proposals should include adequate turning provision for such vehicles. It is presumed that there is already an existing arrangement for refuse collection. It is noted that there is sufficient space within the site curtilage to provide for bin storage and bin dwell area. Bin storage and dwell areas should not obstruct the private drive access, parking or turning provision.

The construction phase may require consideration - the lane is narrow and carries the route of a Public Right of Way. Construction traffic would potentially lead to equestrian/pedestrian/vehicular conflict.

District Council – No response to date.

Town Council – Recommend acceptance of the proposal on design and appearance grounds.

Main Policies

In this case, saved policies LC4 and LH5 are considered to be especially relevant to the key issues in the determination of the current application.

Policy LC4 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible it enhances the landscape, built environment and other valued characteristics of the area. Particular attention will be paid to, amongst other things, the amenity, privacy and security of the development and of nearby properties.

Policy LH5 (Replacement Dwellings) states that the replacement of unlisted dwellings will be permitted provided that:

- (i) the replacement contributes to the character or appearance of the area.
- (ii) it is not preferable to repair the existing dwelling.
- (iii) the proposed dwelling will be a similar size to the dwelling it will replace.
- (iv) it will not have an adverse effect on neighbouring properties.
- (v) it will not be more intrusive in the landscape, either through increased building mass or the greater activity created.

LH5 also says the existing structure must be removed from the site prior to the completion of the replacement dwelling or within 3 months of the occupation of the new dwelling where the existing dwelling is a family house.

In addition to policies LC4 and LH5, the draft Development Management Policies Development Plan Document (DPD) was presented to and agreed by members at the Authority Meeting on 2 October 2015. At the October Authority Meeting members agreed that from this stage some limited weight may be attached to the emerging DPD as a material planning consideration; as an agreed statement of the Authority's intended position on development management policy.

Policy DMH9 of the emerging DPD is of particular relevance to this application. This specifically relates to Replacement Dwellings and states that these will be permitted provided that:

- (i) the dwelling to be replaced is not listed individually or as part of a group listing, and
- (ii) the dwelling to be replaced is not considered to have cultural heritage significance, and

Where the original dwelling complies with these principles, development will only be permitted where:

- (iii) the proposed replacement dwelling demonstrates significant overall enhancement to the valued character and appearance of the site itself, and the surrounding built environment and landscape, and
- (iv) the replacement dwelling will not create an adverse impact on neighbours residential amenity, and
- (v) in the event that the replacement dwelling is on another footprint, the existing dwelling is removed from the site prior to the completion of the development, or within 3 months of the first occupation of the new dwelling where the existing dwelling is in residential use, and
- (vi) where there is specific evidence of general housing demand in the Parish for dwellings of the size proposed to be replaced, the replacement dwelling is restricted to that size and/or type.

Further detailed advice on design is provided in the Authority's supplementary planning documents: the Design Guide and its appendix, the Building Design Guide.

Wider Policy Context

Relevant Core Strategy policies include: CC1, GSP1, GSP2, GSP3, GSP4, L1 and L2.

Relevant saved Local Plan policies include: LC17, LC20, LT11 and LT18

Policy GSP1 states that all development in the National Park must be consistent with the conservation purpose of the National Park's statutory designation and where national park purposes can be secured, opportunities must be taken to contribute to the sustainable development of the area. Policy GSP2 states that, proposals intended to enhance the National park will need to demonstrate that they off significant overall benefit to the natural beauty, wildlife and cultural heritage of the area. They should not undermine the achievement of other Core policies.

GSP2 further states that when development is permitted, a design will be sought that respects the character of the area, and where appropriate, landscaping and planting schemes will be sought that are consistent with local landscape characteristics and their setting, complementing the locality and helping to achieve biodiversity objectives. GSP2 also says opportunities should be taken to enhance the National Park by the treatment or removal of undesirable features or buildings. Work must be undertaken in a manner which conserves the valued characteristics of the site and its surroundings.

Policy GSP3 states that development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposals. Policy GSP3 goes onto say particular attention will be paid to, amongst other things, impact on the character and setting of buildings; scale of development appropriate to the character and appearance of the National Park; design in accordance with the Authority's design guide; form and intensity of proposed use or activity; impact on living conditions of communities; impact on access and traffic levels, use of sustainable modes of transport.

Policy GSP4 states, amongst other things, that in order to aid the achievement of its spatial outcomes, the Authority will consider the contribution that a development can make directly and/or to its setting, including where consistent with government guidance, using planning conditions and planning obligations.

Policy L1 states that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan and other valued characteristics.

Core Strategy policy CC1 states that all development must make the most efficient and sustainable use of land, buildings and natural resources, must take account of the energy hierarchy and must achieve the highest possible standards of carbon reductions and water efficiency. Policies CC1 is also supported by the Authority's adopted supplementary planning document (SPD) on Climate Change and Sustainable Building.

L2 and LC17 promote and encourage biodiversity within the National Park and seek to safeguard nature conservation interests. LT20 seeks to safeguard important trees that might be affected by development proposals. LT11 and LT18 otherwise require development to be provided with appropriate access and parking provision that would harm the environmental quality of the National Park.

National Planning Policy Framework ('The Framework')

It is considered that the relevant policies in the Development Plan, noted above, are consistent with national policies in the Framework in this case because both local and national planning policies promote sustainable development that would be of a high standard of design and sensitive to the valued characteristics of the National Park.

Assessment

Issue 1 - Whether the principle of the proposed replacement dwelling complies with Local Plan policy LH5.

Policy LH5 (ii) specifies that a replacement dwelling will only be permitted where it is not preferable to repair the existing dwelling. In this case the existing bungalow was built in the early 1960's. It has a simple rectangular plan, a 7.85m gable width and a fairly shallow roof pitch (28°). The materials are inappropriate to the area being a mixture of reconstructed gritstone walling with inappropriate snecked, random rubble coursing and a 'feature' panel of cedar shingles on its main frontage. The roof is clad with engineered concrete tiles of inappropriate form. The detailing is also inappropriate comprising dark brown 'timber effect' uPVC door and window frames. The overall effect is a property that is out of keeping with the local vernacular. It would therefore clearly not be preferable to repair and retain the existing dwelling due to its unsympathetic character, appearance and materials, and its prominence in the landscape.

In this case it is therefore considered that the site represents an opportunity for enhancement both in building and landscape terms, by an appropriate redevelopment of the site. The principle of a replacement dwelling is, therefore considered to meet criterion (ii) of Local Plan policy LH5.

Issue 2 - Whether the proposed dwelling is of a similar size to the bungalow it will replace (LH5 criteria iii)

This aspect of the policy uses the phrase 'similar size' as a parameter to control the size of replacement dwellings to protect the landscape, instead of a simple like for like floor space or volume calculation. This enables a degree of flexibility necessary to both achieve enhancement of the Park and to allow the scale of a replacement dwelling to respond to what is appropriate for any particular site and its setting.

Whilst this consideration cannot be divorced from landscape impact it does need to be satisfied if the scheme is to be judged as policy compliant. In this case, the existing bungalow has a footprint of 146.80². The replacement dwelling has a footprint area of 134.35m². In footprint terms, therefore, the replacement dwelling is smaller. The internal floor area of the existing bungalow is 121.32m². Whilst the proposed replacement dwelling is of a low, two-storey form, it

does provide accommodation on two floors and consequently, its total floor area amounts to 216.57m², which represents an increase in floor area of 95.25m², or 78%.

Footprint and floor area must also be considered alongside other measures of size, and volume is a useful measure as this more closely represents the scale and massing of a proposal and is therefore more indicative of how these relate to the local building traditional and potential impact on the surroundings. In this case, the bungalow has a volume of 558.5m³. The replacement house has an above ground volume of 782.5m³ which equates to a 40% increase in the size of the existing bungalow. This would therefore exceed the normally accepted allowance of 25% on top of the original bungalow which is the guideline volume given in the Local Plan for domestic extensions.

However, the repositioning of the dwelling further into the adjacent field and away from the more prominent site of the existing dwelling will serve to mitigate the impact the increased size/height of the proposed dwelling. It is therefore considered that the replacement dwelling size, as proposed is within acceptable parameters

It is considered, therefore, that the phrase ‘similar size’ in this part of policy LH5 enables a degree of flexibility necessary to achieve enhancement of the Park and to allow the scale of a replacement dwelling to respond to what is appropriate for any particular site and its setting. In this case, whilst the replacement dwelling would be larger than the existing, it is considered that its acceptability depends upon whether the proposals would contribute to the character of the area or offer up other planning gain that would outweigh any concerns about the increase in size.

In addition to the Authority’s Core Strategy and Local Plan policies, there is a specific policy on replacement dwellings in the Authority’s emerging Development Plan Document (DPD). Policy DMH9 of the DPD states that these will be permitted where:

- (i) the dwelling to be replaced is not listed individually or as part of a group listing, and
- (ii) the dwelling to be replaced is not considered to have cultural heritage significance, and

Where the original dwelling complies with these principles development will only be permitted where:

- (iii) the proposed replacement dwelling demonstrates significant overall enhancement to the valued character and appearance of the site itself, and the surrounding built environment and landscape, and
- (iv) the replacement dwelling will not create an adverse impact on neighbours residential amenity, and
- (v) in the event that the replacement dwelling is on another footprint, the existing dwelling is removed from the site prior to the completion of the development, or within 3 months of the first occupation of the new dwelling where the existing dwelling is in residential use, and
- (vi) where there is specific evidence of general housing demand in the Parish for dwellings of the size proposed to be replaced, the replacement dwelling is restricted to that size and/or type.

Officers consider that the current proposal meets the criteria (i) – (v) listed in DPD policy DMH9, particularly in respect of Criterion (iii) as the proposed scheme offers up significant enhancement of the site itself and the locality.

In respect of criterion (vi) this is a detached bungalow with a floor area of around 121.32m². It is acknowledged that there is general housing demand in the Bakewell area for single level properties. Whilst this is generally the case, it is considered that the floor area of the present bungalow easily exceeds the maximum floorspace guidelines for 5-person local needs dwellings (87m²), and this particular site is situated on a steeply sloping bankside on the southernmost edge of the town about 1.0km away from the town centre.

In this case, pedestrian access is initially via Intake Lane, which has no separate footpath and with a substandard access crossing point across the A6. Moreover, it is not considered that there is a shortage of similar bungalows of this size or type in Bakewell itself, which are in more sustainable locations, and are available to purchase on the open-market. For these reasons, it is not considered that, in this case, the size of the replacement dwelling needs to be restricted to the size/floor area of the present bungalow.

It is therefore considered that the proposals comply with all aspects of the emerging DPD policy DMH9, albeit the DPD can be afforded only limited weight as a material planning consideration because it has not yet been formally adopted as part of the statutory Development Plan.

Issue 3 - Landscape, Visual Impact and Design

Clause (i) in policy LH5 requires that the replacement dwelling must contribute to the character and appearance of the area and clause (v) states that it should not be more intrusive in the landscape either through increased building mass or the greater activity created. In this case, given the flexibility offered up in clause (iii) in terms of the dwelling being of a 'similar' rather than the same size as the dwelling to be replaced, officers consider that a larger dwelling could be accommodated on this site without necessarily causing harm to the landscape. Moreover, given the more appropriate design, form and detailing of the proposed dwelling and its repositioning further away from the steeply sloping contours of the bankside immediately adjacent to Intake lane this will provide significant enhancement of the immediate site surroundings and the wider landscape.

The existing bungalow is prominent from a number of vantage points. In particular, it has a dominant, overbearing impact when viewed from Intake Lane below and is also visible from a section of the A6 to the east, particularly during the winter months when the roadside trees along this section of the A6 are not in leaf.

Due to the prominence of the existing bungalow and its position close to the steeply sloping bankside, officers advised at the pre-application stage that a low two-storey dwelling of a reduced footprint repositioned further into the adjacent field would be the best approach for this area. This was subject to the finished floor level of the proposed dwelling being the same as the existing bungalow. The submitted scheme reflects the officer's pre-application advice and proposes a simple, low, traditional farm outbuilding re-sited further into the rising field levels to the rear of the site. The floor level of the house is to be the same as the existing bungalow and this requires excavation into the rising field levels to the rear in order to achieve this.

The proposed dwelling has a low two-storey form and an 'L' plan footprint (134.35m²) with a 13.3m frontage length, both of which represent a reduction in the footprint area/frontage length of the existing bungalow (148.80m²/14.6m respectively).

Although the overall ridge height of the dwelling is 2.25m higher by compared to the existing bungalow, this is mitigated by the repositioning of the dwelling frontage a further 11.0m away from the steeply sloping bankside, and the more appropriate traditional design, form and materials proposed.

The dwelling is designed to resemble a traditional low two-storey farm outbuilding. It would be constructed of natural limestone under a natural blue slate roof (35° pitch). Some natural

gritstone is to be introduced into the walling, which is a particular feature of walling stone in the Bakewell area. The opening details reflect the traditional barn vernacular and comprise simple, undivided window and door frames, which are to be provided with natural gritstone lintels and sills. Traditional, full-length arched openings are to be inserted in the main frontage elevation and the south-eastern gable to maximise the views over the Wye Valley and to further emphasise the traditional vernacular farm outbuilding design approach. A minor amendment to the window opening arrangements has been agreed with the agent, which improves the composition of the openings on the front elevation.

It is considered that the repositioning of the dwelling footprint, a significantly improved design, form and materials, together with a sympathetic landscape scheme will provide significant enhancement of the site and the surrounding locality. It is also considered that the 'converted farm outbuilding' design approach will be more sympathetic to this site which is enclosed by farmland on two sides, and would be preferable to perpetuating a suburban dwelling design approach on this elevated edge of town location.

The submitted scheme also proposes a double garage, which would be built within the rising ground levels, such that the garage roof is at field level and land above the garage retained as part of the field. This contemporary design concept is welcomed, as it minimises the impact of a separate garage building on the surrounding locality and represents a subtle approach to the provision of garaging in this fairly prominent location.

A new vehicular access and entrance drive are proposed 9m to the south of the present access entrance. The new access is situated further away from the bend in the lane and the entrance drive and garage enable vehicles to be parked less prominently and provide improved manoeuvring facilities for vehicles. In order to achieve the repositioning of the dwelling and the access/driveway improvements the dwelling site does encroach into the field to the rear, however, this is considered to be acceptable in view of the overall enhancement of the landscape that this will achieve.

Overall, it is considered that the dwelling scheme is appropriate in terms of its design, massing and detailing and represents a significant enhancement of the site and the landscape through the removal of the existing incongruous early 1960's bungalow.

If planning permission is granted, conditions securing minor design details would be recommended to ensure that the proposal complies with the requirements of Local Plan policy LC4. A condition removing permitted development rights for extensions, alterations, extensions, porches, ancillary buildings, walls, fences, satellite dishes and solar panels is also recommended to allow the Authority to retain control to protect the visual amenities of the local area.

It is therefore considered that the dwelling would contribute positively to the character and appearance of the area and would not be more intrusive in the landscape and therefore the proposals, as amended comply with criteria (i) and (v) of LH5.

Impact on Neighbours

It is considered that the proposal meets criteria (iv) of policy LH5 (and policy LC4) as, due to the repositioning of the dwelling and the existing mature vegetation along the northern boundary with the adjacent bungalow (Haddon Leys), there will be no impact on the residential amenities of this property. The north-western gable wall of the proposed dwelling has a single window at first floor level, which is top a proposed bathroom and will be obscure-glazed, so there will be no overlooking of the adjacent property's garden from the dwelling itself.

Environmental Management

Core Strategy policy CC1 states that all development must make the most efficient and

sustainable use of land, buildings and natural resources, must take account of the energy hierarchy and must achieve the highest possible standards of carbon reductions and water efficiency.

The submitted Design and Access Statement proposes the use of solar panels on suitable roof slopes. Given the orientation of the dwelling, it is considered that the rear, south-west facing roofslope of the main dwelling would be suitable, subject to the use of an appropriate solar panel accommodated within the roof structure, rather than being installed on top of the roof slates. Grey-water recycling is also to be used. A below-ground tank for surface-water storage and recycling is also proposed.

No precise details of these, or other environmental management measures have been submitted with the scheme, however, it is considered that these can be accommodated by attaching a condition requiring submission and agreement of appropriate environmental management measures.

Access and Parking

Local Plan policy LT18 states that the highest standard of design and materials should be used in transport infrastructure and the provision of safe access arrangement will be a prerequisite of any development. LT11 states that the design and number of parking spaces must respect the valued character of the area. The current scheme for a replacement dwelling involves the repositioning of the existing vehicular access, an improved entrance drive and improved parking/manoeuvring facilities. provision for at least two vehicles, with associated turning in accordance with the highway authority's normal standards.

Notwithstanding the shortfalls of the approach lane and the substandard vehicular access onto the A6, the Highway Authority acknowledges that as there is an existing dwelling on the site, there are no highway objections to the replacement dwelling. The highway authority is, however, mindful to require the attaching of conditions requiring the provision of a site compound during the demolition and construction period in order to minimise disruption to users of Intake Lane. Subject to the attaching of a planning condition covering this and other standard highway conditions covering the access and parking/manoeuvring facilities, the scheme is considered to be acceptable and meets the requirements of Local plan policies LT11 and LT18.

Conclusion

In conclusion, whilst the proposed dwelling would be larger than the existing, it would not be more intrusive in the landscape and would result in overall enhancement to both the appearance of the existing dwelling site and its setting subject to appropriate planning conditions.

Together with the proposed enhancements and environmental benefits which would be difficult to achieve in a scheme to retain and repair the existing dwelling, these factors weigh in favour of approval in this case.

Therefore, the proposals are considered to accord with Core Strategy policies GSP1, GSP2, GSP3, GSP4, L1 and CC1 and Local Plan policies LH5, LC4, LT11 and LT18 as well as national policies in the Framework and the relevant policy in the emerging DPD.

Accordingly, the current application is recommended for conditional approval.

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