

16. HOUSEHOLDER APPLICATION: SINGLE STOREY REAR EXTENSION TO ADES CROFT (FORMERLY KNOWN AS KEEPER'S CROFT), LOWER SMITHY LANE, TADDINGTON (NP/DDD/0915/0826 P.3518 414284/371126 30/10/2015/CF)

APPLICANT: Mr Patrick Brady

Note: This application is being reported to Committee because the applicant is a Member of the Authority.

Site and Surroundings

Ades Croft (formerly known as Keeper's Croft) is located on the edge of Taddington approximately 200m to the east of St Michael's church. The property is a two-storey house with rendered walls and has a roof clad with blue slates and is located within the designated Taddington Conservation Area. There is an existing vehicular access which joins to the track to the south of the site. A public right of way runs along the lanes across the southern and eastern boundaries of the site. The nearest neighbouring properties in this case are dwellings across the lane to the south of the site.

Proposal

The application seeks planning permission for a single-storey rear extension to the property. The amended plans show that the main part of the extension would be under a pitched roof hipped into the north facing roofslope of the existing house with its ridge set at 90° to the ridge line of the pitched roof over the house. There would also be a small glazed lobby area added to the side of the main extension that follows the line of the existing north facing roof slope. The main extension would also have three full length glazed panels in its east facing elevation. The materials used in the construction of the extension would otherwise match the existing house.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions / modifications:

- 1. Three year time limit for commencement**
- 2. The development shall not be carried out other than in complete accordance with the amended plans received by the Authority on 2 November 2015.**
- 3. The external facing materials for the roof and the walls (including external finishes), the door and window frames (including recess, sectional detail and external finish) and the rain water goods (including profile and external finish) shall match the design details of the those used in the construction of the existing house unless otherwise agreed in writing by the Authority.**

Key Issues

- Whether the proposed extension would detract from the character, appearance or amenity of Ades Croft, its setting within the conservation area, or the quiet enjoyment of neighbouring properties.

History

2012 Planning permission was granted for alterations and extensions to the pre-existing bungalow, which has since been extended upwards to create the two-storey dwelling described earlier in this report.

Consultations

Derbyshire County Council (Highway Authority) - No objections

Derbyshire Dales District Council – No response to date

Taddington Parish Council – Recommend approval of this application

Representations

One letter has been received by the Authority from the owner/occupiers of a property in the local area. The letter is set out in full below in the interests of transparency and accountability in respect of the Authority's decision making:

“The National Park Authority is required by statute to designate Conservation Areas where groups of buildings (and the lanes, paths, trees and open spaces between and around them) create places of special architectural or historic interest.

On examining the submitted proposed plans we believe that this development is too large and will detract from the character of the conservation area inevitably causing a detrimental impact on neighbours, the community and visitors. We believe that this proposed development is out of character for the area it sits within and certainly does not harmonise or respect other buildings/homes nearby (as stated within Peak Park Policy).

We are unclear as to why this property should need to be extended again due to it already having been very recently, extensively extended changing the charming character of a ‘Croft’ single storey property to a modern house. This house is a two bedroomed house which was this year recently bought by the applicant, there are many fit for purpose houses and developments already within Taddington that would have been suitable for a retired couple without this detrimental development and its potential impact on the charming character of the village especially taking into account that walkers tread the green lanes which flank three sides of this property (with a field footpath running nearby along the fourth side) all very popular to walkers entering and leaving the village.

This house is highly visible to every person walking the lower and higher green lanes of Taddington due to the painted render which effectively makes this house ‘stick out like a beacon’ already, these plans aim to almost double the footprint of the property, again using render and therefore paint. Walking into the village via the green lane off the A6 this property is one of the very first buildings to greet you, it is not currently in keeping with neighbouring properties and if allowed to extend will become a huge modern blight.

As you examine the property there are several old dilapidated buildings which need replacing or removing. The owners and their grown family currently own some ponies and horses and keep them in the properties crofts and another local field owned by the family. It has been brought to our attention that the old buildings are planned to be turned into an equestrian establishment which would further over develop this site, in effect a modern small holding at a very popular and busy foot entrance to the village.

The size of this proposed development suggests that there will be additional vehicles (especially if it is turned into an equestrian property) which will greatly impact on the neighbours, community and walkers/visitors from the over use of vehicles on both Smithy Lanes.

As the applicant himself pointed out in an objection to a recent development (NP/DDD/1110/1181) which was proposed to be built in render “It will be highly visible from a number of public locations and well-used footpaths as well as the churchyard and is inappropriate in the National Park, particularly in a Conservation Area.”

The applicant is currently Chairman on the local parish council and we would like to be assured that objections to this application are fairly and rightly considered.

If the Planning Authority is minded to approve the application we suggest that it should never be built with render and instead be built with traditional limestone rubble and there should be screening completely surrounding this property and its land to soften and hide its appearance on and within the landscape”.

Main Policies

In principle, DS1 of the Core Strategy is supportive of extensions to existing buildings and policy LH4 of the Local Plan provides specific criteria for assessing householder extensions. LH4 says 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 where it is of architectural, historic or vernacular merit; or
- iii. amount to the creation of a separate dwelling or an annexe that could be used as a separate dwelling.

The Authority has also 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. This guidance offers specific criteria for assessing the impacts of householder development on neighbouring properties and contains a number of suggestions for the appropriate design of outbuildings such as garaging.

Wider Policy Context

The provisions of policies DS1 and LH4 and guidance in the Authority’s adopted SPD are supported by a wider range of design and conservation policies in the Development Plan including policies GSP1, GSP2, GSP3 and L1 of the Core Strategy and policy LC4 of the Local Plan, which promote and encourage sustainable development that would be sensitive to the locally distinctive building traditions of the National Park and its landscape setting. Policy LC4 and GSP3 also say the impact of a development proposal on the living conditions of other residents is a further important consideration in the determination of this planning application.

As the proposed development is within the boundary of the Conservation Area, policy L3 of the Core Strategy and Local Plan policy LC5 are also relevant. These policies seek to ensure the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced, including its setting and important views into or out of the area.

These policies are consistent with national planning policies in the Framework (the National Planning Policy Framework) not least because core planning principles in the Framework require local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Assessment

Amended plans have been submitted at the suggestion of officers seeking to resolve the slightly awkward junction between the existing roof slope at the rear of Ades Croft and the proposed

extension. The amended scheme mostly achieves this objective by the introduction of a glazed lobby area that follows the line of the existing roof, which disguises the most problematic roof junctions, and successfully prevents the impression of this part of the extension creating an overly wide east facing gable. The glazed lobby helps to create a visual break between the more 'solid' existing east facing gable and the three full length glazed panels in the main part of the extension to the rear of the property. The main part of the rear extension is otherwise of traditional design and appearance, which would be clearly subsidiary to the main house.

Therefore, taken as a whole, the amended plans (particularly the axonometric projection) show a rear extension that responds to the site specific context of Ades Croft and would be of a better quality and more in keeping with the character and appearance of the surrounding area than the existing rear elevation of the property. In these respects, whilst it is acknowledged the approach taken to the design of the extension is a little unusual, there is a problem arising from a change in finished floor levels of the ground level of the main house and the proposed extension that has needed to be addressed and the existing lean-to at the rear of the property does not work in design terms because it does not particularly reflect or respect the styles and traditions of vernacular buildings within the local area.

Therefore, the revised application is considered to accord with the Authority's adopted policies and guidance on design and the proposed extension would preserve, if not enhance, the character and appearance of the surrounding Conservation Area. Although it is also recognised that the proposed extension would increase the overall size of the existing house, it is also considered that if the extension is constructed in the same materials as the existing house it would not be especially conspicuous and, as noted above, the glazed elements would help to break up the massing of the extended property as well. In these respects, it is not considered that the proposed extension would have a significant visual impact on the character of its wider landscape setting, including the setting of St Michael's church to the east of the property.

Although there are concerns raised in representations about the size of the proposed extension, officers consider that noted that the extension is relatively modest in scale and would not double the footprint of the existing house. As shown on the amended plans, the extension is actually intended to provide a downstairs bedroom and shower room and the property would become a three bedroom property. The property is currently a two bedroom house. Consequently officers do not consider that granting planning permission for the revised application would result in any significant increase in vehicular traffic to and from the property and any future intentions to turn the property into an 'equestrian establishment' carry no weight in the determination of the current application, which is solely for householder development. Furthermore, the Highway Authority has no objections to the application so officers are satisfied the proposed development would not give rise to highway safety problems and that the property has a safe and suitable access.

In terms of neighbourliness, the orientation of the rear extension and the intervening distances between Ades Croft and the nearest neighbouring residential properties mean that the proposed extensions would not have any impact on the quiet enjoyment of any other dwelling by way of overlooking, loss of privacy or loss of outlook. The proposed extension would not affect the nearby public rights of way other than it would be visible from some of the footpath network. However, as noted above, the proposed extension is relatively modest, at the rear of an existing dwelling house; it would also be of a satisfactory design and would be constructed from materials to match the existing house. Therefore, the proposed extension would be highly unlikely to spoil the quiet enjoyment of the scenic beauty of the National Park by any person looking at the extended property from one of the many nearby public vantage points.

Conclusions

It is therefore concluded that the revised application meets the requirements of the wide range of design and conservation policies in the Development Plan and the requirements of national planning policies in the Framework because the extension would be of an appropriate design and would not harm the valued characteristics of the National Park or the special qualities of the

surrounding Conservation Area. The proposed extension meets the specific requirements of LH4, which deals with householder developments, and accords with the Authority's adopted design guidance because it will be subservient to and harmonise with the existing dwelling and it would not detract from the character, appearance or amenity of the main house or its setting or detract from quiet enjoyment of the nearest neighbouring properties.

Accordingly, in the absence of any other material considerations that indicate permission should be withheld, the application is recommended for conditional approval.

In this case, conditions specifying a time limit for commencement of the proposed development and ensuring compliance with the plans would be necessary in the interests of the proper planning of the local area. It would also be reasonable and necessary to specify design details and materials in the interests of the character and appearance of the completed development and to ensure the extension would harmonise with the host property.

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