

19. FULL APPLICATION – DEMOLITION, RE-BUILD, ALTERATION AND EXTENSION AT WITHAMLEY HOUSE, BRADFIELD (NP/S/1015/0948, P.604, 426294 / 391038, 29/10/2015/AB)

APPLICANT: MR MARTIN HAGUE

Site and Surroundings

The application site comprises a detached former farmhouse and associated outbuildings located at the end of a single width access track, approximately 300 metres from Hoar Stones Road to the west. The property has recently been re-built and is currently constructed of stone walls with a stone slate roof. The shell of the building has been completed but no windows or doors are currently in place.

The property is located in an isolated position in the open countryside to the south of Low Bradfield, with fields surrounding the property on all sides. Hoar Stones Road is located to the north and west but is not visible from the application site due to the land sloping steeply up from the road in a southerly/easterly direction. The land then flattens into a plateau on which the property is sited, before it then rises upwards beyond the property to the rear.

The nearest residential property to the site is the Grade II listed 'Fox Holes Farm House' that is located over 140 metres to the north-east. The neighbouring property is not highly visible from the application site due to the steeply sloping nature of the land to the south of this property, above Hoar Stones Road. The nearest village to the application site is Low Bradfield which is located over 700 metres to the north.

Proposal

This application seeks retrospective planning permission for the demolition of the existing dwelling and the construction of a replacement dwelling. The site has been the subject of an Enforcement Investigation, hence the submission of this application.

The dwellinghouse comprises a detached two storey, two bedroom dwelling built from natural stone with stone slate roofs. The dwelling has a two-storey double-fronted central section with a single storey lean-to erected to the western side and a two-storey with a pitched roof to the eastern side. It would have uPVC windows and timber doors and has stone lintels and cills. The dwelling's front elevation faces south, as did the now demolished former farmhouse.

The two bedrooms would be provided at first floor with a kitchen/diner, sitting room, study and wc provided at ground floor. The existing access will be retained with parking and turning space provided to the rear and side of the dwelling.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions.

- 1. Development to be carried out in accordance with specified amended plans.**
- 2. Prior approval of detailed scheme of landscaping (including new planting, earth mounding, re-seeding, walls, gates and hardstanding) to be implemented as part of the development.**

3. **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 or porches shall be erected on the site without the National Park Authority's prior written consent.**
4. **Details of window materials to be submitted and approved. All window and door frames shall be recessed a minimum of 100mm from the external face of the wall.**
5. **Doors to be constructed of timber.**
6. **The rainwater goods shall be 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.**
7. **Parking and turning areas to be laid and constructed prior to occupation and maintained in perpetuity.**
8. **All pipework, other than rainwater goods, shall be completely internal within the building.**

Key Issues

- Whether the principle of the replacement dwelling meets the requirements of saved Local Plan Policy LH5.
- Whether the proposed development would otherwise conserve or enhance the valued characteristics of the National Park and be acceptable in all other respects.

Relevant Planning History

2007 – Extension to farmhouse - Approved

2006 – Extension to farmhouse – Withdrawn

Consultations

Sheffield City Council – Comments awaited

Bradfield Parish Council – “*Bradfield Parish Council do not support retrospective applications*”

Representations

At the time of writing no letters of representation have been received. However the consultation period does not expire until 12 November 2015, the day before the Committee Meeting. Therefore Members will be verbally updated at the meeting of any comments received.

Main Policies

National Planning Policy Framework

In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. 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 more recent Government guidance in the NPPF with regard to the issues that are raised.

Development Plan policies

Relevant Core Strategy (CS) policies: GSP3, L1 and CC1

Relevant Local Plan (LP) policies: LC4 and LH5

Saved LP policy LH5 is directly relevant for the current application and other key policies relate directly to landscape character, appropriate design and climate change mitigation and adaptation in the National Park.

Local Plan 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.

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.

Adopted design guidance within the 'Design Guide', the recently adopted Climate Change and Sustainable Building Supplementary Planning Document (SPD) and the Authority's Landscape Strategy and Action Plan offer further guidance on the application of these policies. These policies and guidance are supported by a wider range of policies in the Development Plan.

Wider Policy context

Relevant Core Strategy (CS) policies: DS1, GSP1, GSP2, GSP4 and L2

Relevant Local Plan (LP) policies: LC17, LH4, LT11 and LT18

Assessment

Whether the principle of the replacement dwelling meets the requirements of Local Plan policy LH5 (ii)

The applicant originally sought to retain the original farmhouse and submitted a planning application for a scheme to alter and extend the original building with a two-storey side extension to replace an existing single storey flat roofed attached garage, to alter an existing single storey attached lean-to dairy and to convert it to living accommodation, and to make other alterations to the external appearance of the dwelling. The application was approved in 2007.

Work commenced on site to implement the approved scheme, however during the demolition works approved by the previous application, the submitted Supporting Statement outlines that further parts of the building collapsed and the applicant felt he had no choice but to take the entire structure down to ground and re-commence work.

The building was therefore reconstructed as a replacement dwelling which did not have the benefit of planning permission. The reconstructed dwelling, as built, also differs from the approved extensions scheme. This application has therefore been submitted to regularise the development as built. As the original dwelling has been demolished, the original building cannot be repaired and therefore part (ii) of Local Plan policy LH5 is not applicable.

Whether the proposed dwelling is of a similar size to the dwelling it will replace (Local Plan policy 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 in the context of different sites and their setting.

A comparison between what was the original dwelling and what has now been constructed has been undertaken.

	Original house (now demolished)	House as Constructed
Footprint (m²)	100	98 (-2%)
Floorspace (m²)	151	177 (+17%)
Ridge Height (m)	5.4	5.9 (+0.4)
Eaves Height (m)	4.1	4.1 (-)

As can be seen from the above table, the house as constructed has a marginally smaller footprint than the demolished original dwelling and a 17% increase in floorspace. There is no change in the eaves height of the central element but its ridge height has increased by 400mm. The dwelling as constructed has a similar configuration as the previously demolished dwelling in that it is made up of three separate sections. The main double-fronted body of the house is located in

the middle with a single storey lean-to to the western side. A previous single storey flat roofed garage has been changed to two-storeys with a pitched roof to the eastern side. The additional volume of the building is mainly due to the increase in the height and number of storeys to the eastern section of the building. Therefore the replacement building is considered to be a similar size to the dwelling it replaced.

In addition, a comparison has been undertaken between what was previously approved and what has now been constructed on site, as this is a material consideration.

	Previously Approved Extension Scheme	House as Constructed
Footprint (m²)	92	98 (+6.5%)
Floorspace (m²)	166	177 (+6.6%)
Ridge Height (m)	6.15	5.9 (-0.25)
Eaves Height (m)	4.5	4.1 (-0.4)

As can be seen from the above table, the house as constructed has a marginally larger footprint and floorspace than the previously approved extension scheme. There is a reduction in the eaves height of the central element of the building by 400mm and a reduction of 250mm to the ridge height. As with the original dwelling, the dwelling as constructed has a similar configuration as the previously approved scheme in that it is made up of three separate sections with the additional volume of the building increasing mainly due to changes in the width and depths of the western and eastern sections. It should also be noted however that the roof of the lean-to has been reduced in height from the previously approved scheme; and the eaves of the two-storey eastern section has been increased but the ridge height remains unaltered. A comparison of the dwelling as constructed to what was previously approved by the Authority indicates that the replacement building, whilst different, is a similar size.

Notwithstanding this point, the relative size of the proposed dwelling is only one criterion of the policy and should not be looked at in isolation from the context of the site or its setting within the landscape. In these respects criteria (i), (iv) and (v) of Local Plan policy LH5 are relevant.

Whether the proposed dwelling meets the requirements of Local Plan policy LH5 (i), (iv) and (v)

The replacement dwelling is very similar in character and design to the dwelling it has replaced. It has been erected on the same part of the site and is constructed of identical materials (stone and stone slates). The original, now demolished dwellinghouse comprised a two-storey double-fronted dwellinghouse with a pitched roof that had a slightly lower eaves height to the rear elevation than the front elevation. Attached to the western side elevation was a lean-to dairy and attached to the eastern side elevation was a single storey garage with a flat roof. The replacement dwelling has a similar configuration with a central, two-storey double-fronted building with a pitched roof. Attached to the western side elevation is a single storey with a lean-to roof that has a greater width and depth than the dairy it replaced. A two-storey section has been attached to the eastern side elevation that has a lower eaves and ridge height than the central double-fronted part of the dwelling. It is the same depth as the garage it replaced with a width that is approximately one metre shorter. In addition, the replacement dwelling has a similar scale, design and character as the previously approved extension scheme that was considered to have an acceptable impact on the surrounding area.

It is noted that the land levels have been altered surrounding the dwelling with the ground having been increased in height. Whilst it is easily noted that the land to the north (rear) of the building has increased in height, it is unknown whether the land has been altered to the southern (front). It is also impossible to know by how much the land has been increased prior to the replacement building being erected, as a large amount of the work seems to have been done after the walls of the replacement dwelling had been constructed, resulting in the external floor level being higher than the internal floor level of the dwelling. Whatever change has been undertaken to the ground

level, given the isolated nature of the site with only long-ranging views of the building, any increase in the height of the ground and the subsequent height of the dwelling would be negligible from such a distance with little impact on the character or appearance of the surrounding area, especially once the site is landscaped.

Overall, it is considered that the replacement dwelling makes a positive contribution to the character and appearance of the area, in accordance with saved LP policy LH5 (i). If permission is granted, officers would recommend that conditions are attached in respect of those elements of the building that have yet to be completed (i.e. doors, windows and rainwater goods).

The property is located within the Dark Peak Yorkshire Fringe landscape character area identified within the Landscape Strategy and within the 'Slopes & Valleys with Woodland' landscape character type. The landscape around the application site is characterised by a varied undulating, often steeply sloping topography with interlocking blocks of ancient semi-natural and secondary woodland together with patches of acid grassland and bracken on steeper slopes.

In this case the replacement dwelling is very similar in scale and appearance to the previously approved extension scheme and is not significantly different to the original dwelling prior to its demolition. Therefore its impact on the landscape character would not be significant to the identified landscape character. There are only limited views into the site in the wider landscape due to the surrounding topography. In more distant views the increased size of the proposed dwelling would not have any significant landscape impact. The dwellinghouse has been re-built on a similar footprint as the original farmhouse and does not encroach into nearby fields.

It is therefore considered that the replacement dwelling is not more intrusive in the landscape and it conserves the character of the surrounding landscape in accordance with Local Plan policy LH5 (v). If permission is granted a condition would be recommended to require submission and agreement of a detailed scheme of landscaping including new planting, walls and hardstanding.

The nearest residential property is 'Fox Holes Farm House' that is located over 140 metres to the northeast and is sited on a much lower ground level resulting in the property not being highly visible from the application site. Therefore it is considered that the replacement dwelling would not have an adverse impact upon neighbouring properties in accordance with Local Plan policy LH5 (iv).

For the reasons detailed above, it is considered that the replacement dwelling is in accordance with Local Plan policy LH5. The replacement dwelling is a similar size to the existing dwelling, it makes a positive contribution to the character and appearance of the area, would not have an adverse impact upon neighbours and is not more intrusive in the landscape or street scene either through increased building mass or greater activity.

Environmental Management

Core Strategy policy CC1 and the Authority's Climate Change and Sustainable Building SPD require all new housing to be built to a minimum sustainability standard equivalent to that required by the government for affordable housing by Registered Social Landlords. Whilst no renewable energy technologies are proposed within the replacement dwelling, the dwelling will have been constructed to comply with current Building Regulations and will be more thermally efficient than the building it replaced.

Highways

The proposed dwelling would be served by the existing access which would not be altered. There is ample space within the application site to park three vehicles clear of the highway. Therefore subject to appropriate conditions to require details of the parking and turning space to be laid out and maintained in perpetuity it is considered that the proposed development would be served by satisfactory parking and access arrangements in accordance with saved LP policies LT11 and LT18.

Protected Species

The original building has already been demolished and replaced with a newly constructed shell. The Bat Survey submitted with the previously approved extension scheme found no evidence of bats occupying the now demolished dwelling. The Authority's officers are not aware of any protected species or habitat that could be affected by the proposal.

Conclusion

It is therefore concluded that the replacement dwelling is in accordance with Local Plan policy LH5 as it is of a similar size to the existing dwelling; it makes a positive contribution to the character and appearance of the area; it would not have an adverse impact upon neighbours; and it is not more intrusive in the landscape either through increased building mass or greater activity than the dwelling it has replaced. There are no objections to the proposed access, parking and manoeuvring space or garage. The proposal would not harm the valued characteristics of the National Park including its landscape character and biodiversity.

The Parish Council concern about retrospective applications is noted, but given the officer conclusion that the development complies with policy, it is considered that no significant weight should be given to the fact that this is a retrospective application.

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 and alterations is also recommended to allow the Authority to retain control to protect the visual amenities of the local area, as the replacement dwelling would benefit from new permitted development rights.

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