
**21. HOUSEHOLDER APPLICATION – REPLACEMENT ROOF AND EXTENSION,
WOODLAND VIEW, TIDESWELL LANE, EYAM
(NP/DDD/0915/0838, P.7268, 07/09/2015, 421142 / 376536, MN)**

APPLICANT: Mr Allistair Mew

Site and Surroundings

Woodland View is a bungalow property situated on Tideswell Lane, towards the western end of the village of Eyam. Tideswell Lane is a sloping road that adjoins Townhead, the main road through Eyam - some 250m north east of the application site. The property has a hipped roof which is of natural blue slate, with natural gritstone walls below. There is a detached garage to the rear of the dwelling in the north-west corner of the plot, which is accessed along the southern boundary of the site. There are gardens to front and rear.

In terms its relationships to other properties, the site is on the outskirts of the village. There is one bungalow property to the west, with a line of further bungalows leading east towards the village centre. To the north and south the property looks over open fields. A footpath runs east to west along the northern boundary of the site, joining Tideswell Lane to a footpath through to the fields behind the dwelling.

The property lies outside Eyam Conservation Area.

Proposal

The proposal comprises two main elements. Firstly, to replace the hipped roof of the property with a gabled roof with dormer windows and roof lights, facilitating conversion of the roof space to additional living accommodation. The second part of the proposal involves constructing a single storey rear extension that would follow the form of the altered dwellinghouse. A storm porch is also proposed to the front of the building.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3 year period to commence development.**
- 2. Completion in accordance with the revised plans.**
- 3. Rooflights to rear roof slope to be reduced from 4 to 2.**

Key Issues

1. Whether the development has an acceptable impact on the character and appearance of the dwelling and wider area
2. The impact of the development on the amenity of neighbouring properties

Consultations

Highway Authority - No objections subject to applicant maintaining 3 no off street parking spaces.

Derbyshire Dales District Council – No response at time of writing.

Eyam Parish Council – Object to part of the proposal, as follows:

The above application has been met with a number of councillor's objections due to the excessive extension of the roof and a number of discrepancies in the submitted plans [Officer note: revised plans have been submitted to correct errors on the original plans]. By doing away with the hipped roof and replacing it with a much higher gabled one, with dormer windows, will render the property highly visible from Windmill Lane and the adjacent footpath, and significantly alter the existing skyline.

It will make it the largest property on the smallest plot on this ribbon development, and will be out of keeping with the adjacent bungalows.

There has been no objection to the rear extension.

Representations

Five letters of representation have been received in relation to the application, four supporting it and one raising objections.

The grounds for support are:

- The appearance of the property would be improved, and interest added.
- The development would have no impact on other properties.
- The plans are sympathetic to the National Planning Policy Framework, the Peak District National Park Design Guide and the Development Plan.
- Another application converting a bungalow to a more traditional house with a higher ridge height was recently approved locally and on a smaller plot than is the case here, setting a precedent that means the application should be supported.

The grounds for objection are:

- The new roof and extension would overshadow and be overbearing on the neighbouring property and garden of Scrumpy Croft.
- The gabled roof would have a significant impact on the skyline of the lane.
- The roof line will be higher than the existing roof line for most of its length contrary to the Authority's policies, and will also be in the opposite direction.
- If approved, the development would set a precedent for other hipped roof bungalows along the lane to adopt similar approaches, harming the rural character of the area which would be urbanised by the increased density in housing.
- The approach to Eyam from Foolow along the adjacent footpath would be harmed as the glazed extension would appear incongruous. In the other direction passers-by would be faced with a large house instead of a discrete bungalow.

Main Policies

Core strategy

GSP1, GSP3, DS1

Policy DS1 allows for the extension of existing buildings in all settlements in the National Park.

Policy GSP1 requires all new development in the National Park to respect and reflect the conservation purpose of the National Park's statutory designation.

GSP3 states amongst other things that development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposals.

Local Plan

LH4, LC4

The policies of the development plan are generally permissive of householder development provided it will not harm the character and appearance of the original building or its setting and will not harm the amenities of the site, neighbouring properties or the area (policies LC4 and LH4).

These policies are consistent with the wider range of conservation and design policies in the Development Plan, which promote high standards of design and support development proposals that would be sensitive to the locally distinctive character of the site and its setting and the valued characteristics of the National Park.

National Planning Policy Framework

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 these policies detailed are consistent with the core planning principles set out in paragraph 17 of the National Planning Policy Framework and the policies in the Framework when taken as a whole because both documents seek to secure high quality design, and promote the importance of landscape protection within the National Park.

Assessment

Revised plans have been submitted during the course of the application due to some inaccuracies in the original plans. The proposal itself remains unchanged.

Design – change to roof of dwelling

In terms of form, the existing building is typical of its time, but does not reflect the local building traditions of the area. The current hipped roof does reflect the neighbouring dwellings to the east, but not the neighbouring property to the west, which has a dual pitched roof. In this context, the change from a hipped to a gabled roof is considered to be acceptable in principle. The existing hipped roof does serve to reduce the dominance of the roof. The proposed replacement would have a greater mass, having some affect on the apparent proportions of the building. The ridge height would not be increased however – it would actually be marginally reduced – and the creation of gable ends to the property does represent something of an improvement in form, bringing the building more in line with the local building traditions.

Overall, it is considered that the impact of the roof alterations on the appearance of the property would be neutral.

Three dormer windows are proposed to the new roof, two to the front and one to the rear. Whilst dormer windows are not generally a tradition of the local area, the Authority's adopted design guidance requires that where they are considered acceptable in principle they should usually be a continuation of the existing walls, be as small as possible, have gabled roofs, and reflect the openings below. Whilst the floor levels of the building do not permit the dormers to be at eaves level where they would be a continuation upwards of the existing walls, the applicant has in all other regards followed the Authority's design guidance when incorporating the windows.

Due to the non-traditional character of the building, its setting amongst similarly non-traditional dwellings, and because of the sensitive design approach adopted for them, the dormer windows are considered to conserve the appearance of the building.

The number of rooflights to the rear slope, in addition to the dormer window, would result in a cluttered appearance. It is therefore recommended that if permission is granted a condition be imposed that omits the westernmost of the two rooflights serving the bedroom and the eastern most of the two serving the stairwell. This would result in a more resolved and simple appearance that is considered acceptable.

Design – rear extension

The proposed extension would project from the rear elevation of the house, facing in to the back garden. In terms of scale, the ridge of the extension would be lower than that of the main house, and with a narrower gable. This results in a subordinate extension that does not compete with the main house. Materials would match those of the house (natural stone walls under a blue slate roof) which would help unify the two parts of the building.

The tall central glazing proposed to the gable of the extension is not a typical feature of properties of this type, nor is it reflective of other openings on the property. It does, however, serve to add some interest to the elevation and, given the character of the building and the otherwise conventional design of the extension, it is not considered to have a harmful effect on its appearance.

Design – porch

The proposed porch is modest in size, with materials to match the house, and with a gabled roof that reflects the design of the dormer windows. It is therefore considered to relate acceptably to the dwelling and conserve its appearance. Overall, the alterations and extensions are considered to relate acceptably to the dwelling and conserve the character and appearance of its setting, complying with policies LC4 and LH4.

Impact on surrounding area

In terms of its relationship to the surrounding built environment, the properties immediately east of the application site have hipped roofs, whilst the property immediately to the west has a dual pitched roof. Aside from the properties to the east having various forms of hipped roof, there is no notable consistency between the form, design and materials of these dwellings. As a result, a change to the form of the house subject of this application would not to have any detrimental impact on the character of the surrounding built environment, subject to being acceptable in design and massing terms.

The overall height of the building would not be increased. As a result it would not be significantly more prominent than the existing building when viewed from Windmill Lane to the east, or when approaching along the footpath to the west. It would be more prominent when viewed from Tideswell Lane directly in front of the building, but it is set back from the road and is still considered to relate acceptably to its surroundings.

The rear extension would be seen in some views when approaching along the footpath from the north. It would be viewed within the context of the existing property however, with which it is considered to be in keeping as detailed above, and so there is not considered to be any adverse impact on the character of the area in this regard.

Due to the scale and nature of the development it is not considered to have a significant impact on any other valued characteristics of the landscape in this location. Overall, the development is therefore considered to conserve the character of the area in accordance with policies LH4 and LC4.

Impact on neighbouring amenity

The neighbour considered to be most affected by the development is that of Scrumpy Croft to the lower, east side, due to the proximity of both their dwellinghouse and garden to the application site. Due to the orientation of the properties relative to the sun path, Woodland View does cast shadow over this neighbour for some part of the day. The development would increase this overshadowing to some degree. Longer shadows would be cast over some parts of the garden and, later in the day, over the western side of the dwellinghouse. This side of the house does not feature primary windows to any habitable rooms however, and the garden is of significant size. Given this, and the restricted nature of the increase in shadowing, it is not considered that the development would have a significant impact on the neighbour's ability to enjoy their property.

In terms of becoming overbearing, there would be some increase in massing that is apparent from the house and garden of Scrumpy Croft as the gable end of Woodland View would face this neighbour. The top of the extension would also be visible to them. However, there is no increase in overall height of the main property proposed and it would remain some 15 metres from this neighbour's dwellinghouse (although closer to the garden). Much of the proposed extension would be screened by the established boundary, and there would be further separation between it and the neighbour's garden due to their garage being sited in the rear garden adjacent to this shared boundary. The development is therefore not considered to be oppressive or overbearing on this neighbour.

With regard to the other neighbour, Fairview Farm, there would be a modest increase in shadowing of some of their garden at some times of day, but the house itself is some 25 metres away and set on higher ground where there is considered to be no risk of the development having an oppressive or overbearing affect.

There would be no loss of privacy to any neighbour as no overlooking windows are proposed.

Overall, the development is therefore considered to protect the amenity of neighbouring properties in accordance with LC4.

Other matters

Whilst the development has the potential of allowing increased occupation of the dwelling by virtue of increasing its size, this would not increase traffic levels along the road to any significant degree. The site has sufficient parking for 3 cars, which would be sufficient for a dwelling of this size. The Highway Authority has raised no objections subject to applicant maintaining 3 off street parking spaces. There are therefore considered to be no adverse highway impacts arising from the development.

Conclusion

The form, design and size of the building are all considered to comply with both the Authority's Development Plan and its adopted design guidance, and to conserve the character and appearance of the built environment and the landscape of the area. Officers also consider that as proposed the application does not have such an impact on neighbouring amenity to be either significant or unacceptable. Given these considerations, and having taken account of all other material matters, the application is recommended for 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