

17. FULL APPLICATION – EXTENSION AND OVERCLADDING OF EXISTING UTILITY ROOM TO THE SIDE, INCLUDING A NEW PITCHED ROOF AND WALLING IN TIMBER AT PINFOLD CROFT, PINFOLD HILL, CURBAR (NP/DDD/1115/1062, P.1074, 425026 / 374703, 04/01/2016/AB)

APPLICANT: PROFESSOR ADH CROOK

Site and Surroundings

The application site comprises a detached split-level dwellinghouse that, due to the sloping nature of the land, comprises a single storey to the front and two storeys to the rear. The property is stepped back from Pinfold Hill behind its front garden and comprises a non-traditional dwelling constructed of reconstituted stone with a concrete tiled roof. The property is located within the village of Curbar and outside, but adjacent to, the Conservation Area. Residential properties surround the dwelling to the south-west, north-east and on the opposite side of Pinfold Hill to the south/east, whilst open fields are located to the rear (to the north-west).

Proposal

This application seeks full planning permission for the extension, alteration and cladding of an existing utility room attached to the north-eastern side of the property

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3 year time limit for implementation.**
- 2. Development not to be carried out otherwise than in accordance with specified amended plans.**
- 3. Concrete tiles to match the existing dwelling, glass to the rear roof.**
- 4. Roof light to be set flush with roof slope.**

Key Issues

- Whether the design of the development has an acceptable impact on the character and appearance of the dwelling, the surrounding area and the setting of the Conservation Area.
- Whether the development has an acceptable impact on the amenity of neighbouring properties.

Relevant Planning History

1999 – Extension to dwelling – Approved

2004 – Small extension to dwelling - Approved

2015 – Pre-application enquiry regarding the development for which consent is now being sought. Positive response given that the proposed extension, including its materials, was considered acceptable given the non-traditional design of the existing property, the extension's set back, siting and its small scale.

Consultations

Derbyshire District Council – No comments received

Curbar Parish Council – Whilst they welcome the pitched roof over the utility room and the glazed overhang to the rear, they have several concerns regarding the use of the proposed cladding:

1. It is contrary to the adopted Design Guide which states that there is only limited place for external timber on Peak District buildings, particularly when the development is seen in the context of traditional buildings. The proposed construction is not innovative enough to justify a departure from policy.
2. It will have a significant impact on the street scene, as it will be further forward of the living area frontage of the property and the gable (which does not appear parallel to the main house) would be visible from the street.
3. It would set an undesirable precedent for other properties to use cladding.
4. They would prefer the use of hanging tiles rather than timber as it would be more in keeping with the existing materials, having less impact on the street scene.

The Parish Council also raised a query regarding what is the precise boundary between the application site and the neighbouring property. This is not a material planning consideration and has no bearing on the outcome of the planning application. They also queried the accuracy of the submitted amended drawings. However no discrepancy could be found.

Highway Authority – No objection

Representations

In total, four representations have been received.

Two representations fully support the proposal with one outlining that:

- They consider the proposal will substantially improve the appearance of the utility room, particularly when viewed from their property;
- The change to the roof would make it blend in with the rest of the property; and
- As the wooden cladding ages it will blend in beautifully with the native hedge.

Two representations object to the proposal on the following grounds:

- It will be highly visible from the Conservation Area, nearby listed buildings and the trough complex that lies at the centre of the village.
- The front wall of the extension will be set forward of the rest of the front of the house. The Design Guide recommends any side extensions are set back from the front of the building.
- The proposed front extension will create a dogleg in the gable wall that will be visible from the road.
- The overall design and position of the new extension and how it relates to the existing utility room is not in the spirit of the Design Guide.
- Cladding the walls is contrary to policy and inappropriate.
- Approval of the proposal would set a dangerous precedent.
- It would be an incongruous addition to the dwelling.
- The best approach would be to use matching materials throughout, although hanging tiles could be used. Consideration should be given to 'matching' tiles as the existing tiles have weathered and are better suited in colour than the original colour.
- Question whether 'wavy' boarding is to be used rather than straight-edged boarding.
- The Velux should be conservation style in view of the proximity of the Conservation Area.

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: GSP1, GSP2, GSP3, DS1, CC1, L3

Relevant Local Plan (LP) policies: LC4, LC5, LH4

Core Strategy policy DS1 allows extensions to existing buildings in principle.

Core Strategy policy GSP3 and Local Plan policies LC4 and LH4 allow extensions and alterations to existing dwellings provided that these are of a high standard of design in accordance with adopted design guidance which conserve the character, appearance and amenity of the existing building, its setting and that of neighbouring properties.

Core Strategy policy L3 seeks to conserve and enhance archaeological, architectural, artistic and historic assets and their settings. Local Plan policy LC5 states that development that affects the setting of Conservation Areas should assess and clearly demonstrate how the existing appearance of the Conservation Area will be preserved and, where possible, enhanced.

Adopted design guidance within the 'Design Guide', the recently adopted Climate Change and Sustainable Building Supplementary Planning Document (SPD) 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.

Assessment

Design/Character

The dwelling has an existing single storey, flat roofed utility room attached to the north-eastern side of the existing dwellinghouse that measures 1.7 metres in width and 3.8 metres in depth. It is constructed of reconstituted stone to match the existing dwellinghouse and is stepped back 1.7 metres from the front elevation and 7.7 metres from the rear elevation.

It is proposed to retain the existing utility room but extend it to the front with a single storey extension measuring one metre in depth and, due to the angled nature of the boundary, this would be marginally narrower than the existing utility room. Both the existing utility room and the proposed extension would be clad with horizontal boarding using larch. The existing flat roof would be replaced with a pitched roof that would be largely covered in concrete tiles but it would extend beyond the footprint of the existing utility room to the rear with a glazed roof to create an open-sided covered area. Amended plans were received during the course of the application which resolve minor discrepancies between the proposed plans and elevations, due to inaccurate annotations.

The proposed extension would be 200mm forward of the main front elevation of the existing dwelling. However, this projection would not be readily apparent given the extension would be set some 500mm behind the front face of an intervening 550mm wide stone pillar at the corner of the dwelling which supports the property's overhanging roof. The property is a non-traditional bungalow constructed of reconstituted stone that is of no particular architectural merit and contrasts with the traditional properties located within the adjacent Conservation Area. The extension would be single storey and would be subservient to the existing dwelling, having a smaller depth than the property's side elevation and a lower ridge height. The utility room's appearance would be improved by the replacement of the existing flat roof with a partially tiled and partially glazed pitched roof.

The application proposes a contemporary design solution to complement the existing property with the use of Larch horizontal cladding to the walls and a glazed section of roofing to the rear. Concern has been raised by the Parish Council and two representations that the use of wooden cladding is contrary to policy, out of keeping with the existing building, would be prominent from the street scene and would detract from the setting of the adjacent Conservation Area.

The proposed development would be single storey and would be sited approximately 9 metres from Pinfold Hill. Whilst it is proposed to remove two immature trees within the boundary hedge, the applicant proposes to plant 2no. replacement trees towards the rear of the extension. Notwithstanding the removal of the two trees, there is a high level of vegetation within the front garden of the application site, as well as the adjacent land belonging to 'Bull Croft'. Whilst undertaking a site visit it was noted that even during the winter months only the gable end of the roof of the proposed extension would be visible when travelling along Pinfold Hill, which would be further screened when the trees to the front boundaries are fully in leaf. In addition, the Larch cladding would silver with age and would blend with the surrounding trees and hedges.

Whilst the concerns of the Parish Council and the representations have been taken into consideration, the use of cladding on an extension to a non-traditional building of no architectural merit is considered acceptable in this instance due to its scale, siting and position. Furthermore it is not considered that it would detract from the setting of the adjacent Conservation Area. The proposed development is considered to be a contemporary design that would enhance the existing dwelling and would not be highly prominent in the street scene. Whilst the Design Guide states that there is only a limited place for external timber on Peak District buildings, it does not preclude the use of such a material; each proposal's context should be taken into consideration.

It should also be noted that planning permission was granted in 2004 for a similar extension to the property which has since expired. That permission also proposed to alter and extend the existing utility room with a single storey extension, a pitched roof over the whole structure, a large area of glazing to the walls and roof of the rear extension, and wooden vertical cladding to the front elevation and part of the side elevation of the existing utility room. Whilst planning policies have changed in the intervening years and new SPDs have been adopted, the general thrust of planning policy in respect of extensions to dwellings has not altered significantly. The previously approved application proposed an extension of a similar scale and also proposed the use of wooden cladding that would be visible from the street scene and the adjacent Conservation Area. This is a material consideration in the determination of the application.

In respect of setting a precedent, all applications are determined on their own merits and therefore the approval of this application would not result in the timber cladding being considered a normally acceptable cladding material.

Subject to conditions in respect of materials and the roof light being set flush with the roofslope, it is not considered that the proposed development would have a detrimental effect on the character or appearance of the existing dwellinghouse, the surrounding area, or the setting of the adjacent Conservation Area. The proposed development would therefore comply with policies

LC5 and LH4 of the Local Plan, policies GSP3 and L3 of the Core Strategy and the relevant Supplementary Guidance.

Amenity

The proposed development would be located on the north-eastern side of the house. Adjacent to the extension is a large grassed area comprising the front garden/driveway to the adjacent property known as 'Bull Croft'. No dwellings are therefore located in close proximity to the proposed extension. The proposed extension would not extend beyond the front or rear elevations of the existing property so it would be no closer to the properties on the opposite side of Pinfold Hill. The proposed extension would therefore have no impact on neighbouring amenity and it would comply with policy LH4 of the Local Plan and policy GSP3 of the Core Strategy.

Environmental Management

No environmental management measures have been proposed, although the building would be required to meet current Building Regulations. Due to the type and scale of the development proposed, it is considered that the scheme accords with policy CC1 of the Core Strategy.

Conclusion

It is therefore concluded that the proposed extension and alteration of the existing utility room is not considered to have a detrimental effect on the character or appearance of the existing dwellinghouse, the street scene or the setting of the adjacent Conservation Area. It would be subservient to the existing dwelling; it would have a contemporary design and use contemporary materials; and it is similar to one that was previously approved in 2004. It would not have an adverse impact upon neighbours.

In the absence of further material considerations, the proposed development is considered to be in accordance with the development plan and accordingly is recommended for approval subject to conditions.

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