

DELEGATED DECISION REPORT

HPK/2022/0436 & HPK/2022/0437 (LBC) Valid 11/10/2022	2 OLD TURNS COTTAGE, BINGS ROAD, WHALEY BRIDGE, DERBYSHIRE, SK23 7ND	SINGLE STOREY SIDE EXTENSION AND RELOCATION OF RETAINING WALL FURTHER AWAY FROM THE HOUSE AT THE REAR SIDE (FULL – HOUSEHOLDER & LISTED BUILDING CONSENT)
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MAIN ISSUES

- Principle of Development
- Design Considerations (Impact on heritage assets)
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site relates to a two storey dwelling which is located within the settlement of Whaley Bridge, as defined by the Local Plan policies map. The building is a Grade II Listed Building, known as 42, Old Road. The Historic England list entry describes the property as:

Dated 1746 I (over) I E on door lintel. Former farmhouse of 2 storeys in coursed stone with stone slate roof with end stacks. The 2 windows to the 1st floor now have modern glazing, as has 1 to the ground floor. 1 window to the left on the ground floor which retains its hung sashes with glazing bars. Modern gabled porch

The site lies within the Whaley Bridge Conservation Area.

PROPOSAL

These applications propose a single storey side extension. The extension would be part dual pitch and part lean to roof designed. The extension would be constructed from random coursed natural stone, with concrete roof. A window and velux window are proposed within the side elevation. The extension would provide a larger utility and downstairs w/c and shower.

The proposed development also includes the relocation of the existing retaining walls to the side and rear of the dwelling. These retaining walls would be constructed from gabions, with natural stone walls facing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S6 Central Sub-area Strategy
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Whaley Bridge Conservation Area Character Appraisal (2008)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/6199 and 6200 – Replacement Front Porch – Approved – 11/06/97

HPK/0003/6106 – Demolition of 3m length of dry stone wall – Approved – 03/04/97

HPK/0003/6033 – Vehicle Access – Approved – 01/04/97

CONSULTATIONS

Publicity

Site Notice expiry date: 24/11/22
Neighbour consultation period ends: 17/11/22
Press Advert: 17/11/22

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

No highway safety comments to make

Conservation Officer

The Heritage Statement accompanying the proposal does not offer sufficient exploration or understanding of the site and therefore justification for the interventions at 2 Old Turns Cottage, nor does it offer an Impact Assessment accompanying the proposal. I would also point out that including the Historic England Listing Entry Number and official Listing Entry title, in this case '42 Old Road' would have made for a clearer assessment on the scheme and property.

It would be helpful to see specific details of how this proposal will alleviate damp and moisture ingress. The scheme shows hardstanding meeting the lower courses of the building and new extension, however I see there will just be more of the hardstanding for rainwater to collect upon. I would also like to know how the hardstanding will meet the building's walls and whether cement mortar is already in situ, or if it is proposed to be used at all in the scheme. I can see there is a level of drainage included but for the amount of new hardstanding in this corner I am not sure it is sufficient. Happy to advise.

OFFICER COMMENTS

Principle of Development

The applications propose works to a dwelling, which is a Listed Building, that lies within the settlement boundary for Whaley Bridge, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions to residential properties can be acceptable.

The main consideration in this instance is whether the design is appropriate, having regard to the Listed building, which is located within a Conservation Area, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations (including impact on Heritage Assets)

This site is a Grade II Listed Building, and lies within the Whaley Bridge Conservation Area. Listed Buildings and Conservation Areas are designated heritage assets.

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

Further guidance for extensions is contained within the High Peak Residential Design Guide SPD (2005), and the Design Guide SPD (2018).

The Residential Design Guide (2005) provides guidance in section 9, and states that extensions should be designed to be subordinate to the main house and that an extension results in a dwelling which is well designed in itself. Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house.

The Design Guide SPD (2018) at 5.5 states that extensions should harmonise with the parent building and should respect the dominance of the original building, being subordinate to it in terms of size and massing.

The NPPF also seeks to deliver high quality design in development and, at paragraph 134, states that development which is not well designed should be refused.

Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The proposed side extension is single storey nature and modest in terms of its overall projection, height and depth. The extension would match the roof profile of the existing single storey side projection. In terms of its overall scale and design, it is considered that the extension would not cause harm to the character and appearance of the host dwelling, in general terms, which would remain the dominant element.

The extension would be largely screened from public vantage points due to its siting behind the existing extension. Views of the roof would be likely, albeit these would be set against the existing building and surrounding built context. The plans show the use of random coursed stonework to the elevations and a concrete roof tile. The use of a concrete roof tile is considered to be wholly inappropriate to the listed building which has a natural stone roof tile, and therefore a revised option would need to be secured by an appropriate condition. However, it is considered that the extension would not cause harm to the character and appearance of the streetscene. In this regard also it, is not considered that this modest proposal would affect the significance, character and appearance of the Whaley Bridge Conservation Area.

The applicant sets out that the repositioned rear and side retaining wall are required to address frequent blockages and damp ingress. The existing retaining wall is positioned close to the side and rear elevations which make maintenance difficult. By extending the depth of the wall and its proximity to the rear elevation and newly created side elevation will allow future maintenance of the listed building.

With regard to the impact on the Listed Building, the proposed extension would not require the loss of any existing external fabric, the extent of which would remain. It would be necessary for a series of conditions to be attached to secure precise details of the following:

- 1) Materials
- 2) Windows/Roof Lights
- 3) Mortar detail

- 4) Rainwater goods/soil vent pipes
- 5) Drainage details
- 6) External hard surfacing details
- 7) Demolition and Construction method statement
- 8) Retaining wall facing material details
- 9) Detailed joining of hardstanding to external wall

It is considered that the proposed modest addition would not cause harm to the character and appearance of the listed property, indeed it would sustain its importance. Moreover, the extension and new retaining wall would sustain the surrounding area and wider heritage assets and therefore complies with the Development Plan.

Amenity

Given the scale and positioning of the works in the context with neighbouring properties, no adverse harm would arise through loss of daylight, privacy, overbearing or overshadowing. No adverse amenity issues are foreseen from the proposed development.

Taking the above into account, this application is therefore considered to be in accordance with Policy QE6 of the Local plan.

Highway Safety

The proposal does not result in the loss of any parking space, nor does it result in an uplift of bedrooms at the site. No parking or highway safety issues would arise.

CONCLUSION / PLANNING BALANCE

It is considered, as conditioned, that the proposals would comply with the policies contained within the Development Plan, guidance within the NPPF and relevant legislation, and as such it is recommended that the applications for planning permission and Listed Building Consent be approved, subject to conditions.

OFFICER RECOMMENDATION: APPROVE PLANNING AND LBC

Case Officer: Declan Cleary

Recommendation Date: 15/03/23

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council