

DELEGATED DECISION REPORT

HPK/2023/0199
Valid 19/05/2023

FERN FARM FERNDALE
ROAD
PEAK DALE

TWO STOREY REAR
EXTENSION TO REPLACE
EXISTING SINGLE STOREY
ANNEX. DEMOLITION OF
EXISTING OUTBUILDINGS
AND REPLACEMENT WITH
DETACHED GARAGE.
ALTERATIONS TO
ELEVATIONS AND OPENINGS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to Fern Farm, a relatively large residential plot that is situated at the fringes of Peak Dale, accessed from Ferndale Road via a private gated access.

The northern part of the site comprises a large amount of grass with adjacent access track. Beyond this area of grass, is a detached two storey dwellinghouse constructed in traditional limestone with tiled roof.

The dwellinghouse is likely to have historically been made up of a row of three smaller agricultural workers cottages, present on an historic map dating from 1882, and noticeable by the pattern of fenestration on the southern principal elevation facing the garden area, which explains its unusual elongated appearance.

For the purposes of the Local Plan, the site lies within the built-up area boundary of Peak Dale and is not constrained by any sensitive statutory designation.

PROPOSAL

The application seeks extensions and alterations to the existing dwelling, the details of which have been amended multiple times throughout the consultation period in light of Officer comment.

In its final form, the application comprises the following:

- Two storey rear extension to replace existing single storey annex
- Demolition of existing outbuildings and replacement with detached garage
- Alterations to elevations and openings

The plans subject of assessment within this report are as follows:

- Location Plan (Ref: 820-01-1.01)
- Proposed Site Plan (Ref: 820-01-1.03E)
- Block Plan (Ref: 820-01-1.04E)
- Proposed Ground Floor Plan (Ref: 820-01-3.01E)
- Proposed First Floor Plan (Ref: 820-01-3.02E)
- Proposed Front and Rear Elevations (Ref: 820-01-4.01E)
- Proposed Side Elevations (Ref: 820-01-4.02E)
- Proposed Garage Plans and Elevations (Ref: 820-01-4.03)
- Proposed Sections (Ref: 820-01-5.03E)

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

National Planning Policy Framework

- Achieving Sustainable Development Chapter 2
- Promoting Sustainable Transport Chapter 9
- Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 29th August 2023

Neighbour consultation period ends: 14th June 2023
Press Advert: N/A

Public Comments

None

Town / Parish Comments

No comments received

Derbyshire County Council Highways

No comments to make

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing dwellinghouse which lies within the built-up area boundary of Peak Dale, identified as a Larger Village under Local Plan (LP) Policy S2 which are earmarked to accommodate development of a modest scale. The site is not constrained by any sensitive statutory designations.

Having regard to the above policy context and the nature of development, the principle of development is supported subject to a detailed assessment of all relevant planning considerations.

Design Character and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 130 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually

attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

Further to a site visit, Officers reviewed the plans as submitted and raised a number of concerns that were forwarded to the applicant by way of an email dated 18th July 2023:

“Whilst the dwellinghouse is somewhat unusual with regards to its elongated and exaggerated width, it nevertheless depicts many characteristics of a traditional farmhouse, constructed in a traditional limestone, with slate roof, chimney stacks, and windows and doors that are supplemented by stone headers and sills.

The elevation that faces the entrance in fact reads as the rear elevation, with minimal openings, with the grassland within the curtilage immediately abutting this elevation. The south-western elevation, which to me reads as the principal elevation, has the appearance of a row of 3no. traditional cottages, and historically this may have been how the building functioned.

Whilst I have no objection to the demolition of the outbuildings and construction of a single storey side extension (garage) I would ask that the garage sits as a detached stand alone structure, that breaks up the excessive continuous mass of the main dwellinghouse. The detached garage should maintain a simple rectangular form with dual pitched roof, and continue to be shown constructed in a natural stone with timber doors, but crucially, needs to show a reduction in height comparable to the current side extension, which, at over 6m in height, is excessive for an ancillary structure, and should be no higher than approximately 4m, which is more than sufficient for its proposed use. I do not have any objection to the proposed hard standing leading to this garage (PD).

Turning to the proposed alterations, I am of the view that the north-eastern elevation that fronts the large area of grass and the entrance gates should be retained with minimal changes to fenestration. The large glazed opening with timber door centrally sited is wholly inappropriate for this traditional building and should be omitted. Whilst I appreciate what you are trying to achieve with regards to new openings and ‘usability’ of the house, the number of openings in this elevation is excessive and should be reduced to a minimum, only where there is no existing natural light to habitable rooms.

Given that the predominant material used in the building is a traditional limestone, I consider render to be inappropriate in this context.

Turning to the rear extension, as already stated the use of render is not appropriate throughout and should be omitted. I do not have any objection to the replacement of the single storey outrigger with a two storey extension, but in its current form, this addition is far too wide and needs to be reduced in width by 50%. The two storey extension should be designed in the same manner as the existing annex, constructed from natural stone with minimal architectural detailing, and traditional fenestration which mirrors the traditional windows with headers and sills.

Again, the amount of glazing is substantial, excessive and wholly inappropriate for this traditional farmhouse/historic row of agricultural worker cottages. This applies both to the rear two storey extension, and the large circular window with timber door. The balcony is also inappropriate and should be omitted."

Following these comments, ongoing dialogue continued with the applicant's agent to address the outstanding issues, offering solutions where appropriate. As a result of these ongoing discussions, a set of revised plans (Rev D) were submitted.

These plans show a significantly improved scheme.

Firstly, a detached garage is now proposed rather than an adjoining garage which has a simple rectangular form of a modest scale and height that helps to break up the continuous massing of the existing farmhouse, with a principal elevation characterised by two simple timber garage doors, constructed of a similar traditional limestone with tiled roof. This garage would be served by a new driveway that extends from the private gated entrance.

Second, the proposed two storey extension is now (in line with Officer advice) made up of a proportionate ground floor that is supplemented by a significantly reduced first floor extension with a dual pitched roof that is set down below the main ridgeline of the house, with a mono-pitch lean to roof facilitating the larger ground floor. This revision is considered to address the significant concerns regarding the scale, height massing and proportionality of this aspect as submitted, and is now considered to have a satisfactory relationship with the dwellinghouse.

The final revisions show the omission of any reference to render which is welcome and addresses this initial concern in the interests of preserving the traditional character and appearance of the dwellinghouse.

The original changes to fenestration on both front and rear elevations which were wholly alien and unacceptable on a traditional building have been replaced by more subtle and minimal detailing, and in its revised form is considered to be acceptable in design terms.

In light of the above analysis, it is considered that in its final revised form (Rev D), the proposed extensions alterations and domestic development are acceptable with regards to their siting, scale, height, massing and visual appearance and accords with design principles set out under LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The existing dwellinghouse is situated in a generous plot with the existing dwellinghouse being situated a significant distance (in excess of the required 21m) between habitable windows. As such, given its context and relationship between existing and proposed development, it is considered that the proposed development would not give rise to any harm to the residential amenity of neighbouring properties, in accordance with LP Policy EQ6, the Residential Design Guide SPD and paragraph 130 of the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Paragraph 110 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.

The site is served by a private gated access which is situated a significant distance from the public highway, and provides more than adequate space for vehicles to turn and exit the site in a forward gear. As such, and in light of the Highways Authority having no comments to make, there are not considered to be any adverse impacts relating to highway safety in accordance with LP Policy CF6 and paragraph 110 of the NPPF.

Other Matters

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof it will not significantly increase run-off from the site. The proposal also involves additional bedroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore in terms of both foul and ground water it is not considered that the proposal will risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks permission for extensions, alterations and domestic development associated with Fern Farm, Peak Dale, a traditional building located on a site which lies within the built-up area boundary of a Larger Village not constrained by any sensitive statutory designation.

Following an extensive consultation process and a number of revisions following ongoing discussions, the final revised plans (Rev D) have been found to comply with all relevant local development plan policies, relevant supplementary guidance, and other material considerations including the NPPF.

The application in its final revised form is thus considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 2nd November 2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council