

APPLICATION NUMBER		24/00571/VCOND	
SITE ADDRESS:		2 Hollow Brook, Clatterway, Bonsall, Derbyshire, DE4 2AH	
DESCRIPTION OF DEVELOPMENT		Variation of condition 2 of planning application 21/00617/FUL - reinstatement of external cladding	
CASE OFFICER	Mr. Ecclestone	APPLICANT	Mr. Taylor
PARISH / TOWN	Bonsall	AGENT	
WARD MEMBER(S)	Cllr. Buckler	DETERMINATION TARGET	2 nd September 2024
REASON FOR DETERMINATION BY COMMITTEE	Requested by Ward Member.	REASON FOR SITE VISIT (IF APPLICABLE)	

MATERIAL PLANNING ISSUES
Impact on the character and appearance of this part of the Conservation Area.

RECOMMENDATION
Planning permission be refused.

1. THE SITE AND SURROUNDINGS

- 1.1 2 Hollow Brook, is an old, semi-detached, stone-built house, situated on the south-eastern side of Bonsall. It is set down and back from the main road (Clatterway) and lies within the Bonsall Conservation Area and also within the Derwent Valley Mills World Heritage Site Buffer Zone.



2. DETAILS OF THE APPLICATION

- 2.1 Planning permission was approved for a modest, first-floor extension above the garage, to create an office (planning application number 21/00617/FUL). The applicant wanted the whole building to be timber-clad, but this was considered to be inappropriate, given its sensitive context within the Conservation Area. Condition 2 required the proposed first-floor extension to have a rendered finish, to match the existing rendered finish which is on the side and rear elevations of the garage.
- 2.2 It is now over 3 years since the approval and the building works are well under way. However, the applicant has applied again a timber-clad finish, rather than a rendered finish, which was required by Condition 2 of 21/00617/FUL.

3. PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan 2017

PD1: Design and Place Making
PD2: Protecting The Historic Environment
HC10: Extensions to Dwellings

- 3.2 Other:
Bonsall Conservation Area Character Appraisal

4. RELEVANT PLANNING HISTORY

- | | | | |
|-----|--------------|---|-----------|
| 4.1 | 21/00617/FUL | First-floor extension over existing garage to create home office. | Approved |
| 4.2 | 13/00803/FUL | Two-storey extension and alterations. | Approved |
| 4.3 | 13/00175/FUL | Two-storey extension and alterations. | Approved. |
| 4.4 | 04/01/0001 | First-floor extension. | Approved. |

5. CONSULTATION RESPONSES

- 5.1 Parish Council:
No objection.

6. REPRESENTATIONS RECEIVED

- 6.1 Cllr. Buckler – Requested that the application be considered by the Planning Committee.

7. OFFICER APPRAISAL

- 7.1 Policy PD1 of the Adopted Derbyshire Dales Local Plan requires development to be of a high quality design that respects the character, identity and context of townscapes and landscapes; and requires development that contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, the relationship to adjacent buildings and incorporating well integrated car parking. Policy PD1 also requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, overshadowing, overbearing effect, noise, light pollution, or other adverse impacts on local character and amenity.
- 7.2 Policy PD2 of the Adopted Derbyshire Dales Local Plan states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to designated and non-designated heritage assets and their setting, including Listed Buildings. This will be achieved by requiring proposed developments that affect a heritage asset and / or its setting, including alterations and extensions to demonstrate how the proposal has taken account of design, form, scale, mass, use of materials and detailing.
- 7.3 Policy HC10 of the Adopted Derbyshire Dales Local Plan requires that the plot size is large enough to accommodate the extension without resulting in a cramped or overdeveloped site; and that the height, scale, form and design of the extension is in keeping with the scale and character of the original dwelling and the sites wider setting and location.
- 7.4 There are three main questions:
- What is currently being applied for;
 - What was previously approved; and
 - What is currently being built.
- 7.5
- The current proposal is for the detached, two-storey garage, to be timber-clad.
 - 21/00617/FUL – First-floor extension over existing garage, to create home office.* The applicant had originally wanted it to be timber-clad, but this was considered to be inappropriate within this part of the Conservation Area. But rather than simply refuse the planning application, it was considered that a rendered finish to the first-floor extension would be more appropriate, to match the rendered finish of the main garage below. It was approved on this basis, with Condition 2 requiring a rendered finish and a sample to be provided for inspection, to confirm that it would be appropriate.
 - The first-floor is currently being built, but not in accordance with the approved plans.
- 7.6 These questions are considered in further detail:
- 7.7 Background and context
- 7.8 When considering the previous proposal (21/00617/FUL), it was considered that in its

location and context, within the Conservation Area, the existing garage could take a first-floor extension of the height and scale proposed, without it being overwhelming to its site, context and to this part of the Conservation Area. However, with regard to its proposed external appearance, it was considered that in its location and context, the proposed use of timber-cladding would appear out of context and that the creation of such a timber-clad structure, would appear anomalous in this part of the Conservation Area. It was considered that a much more appropriate external treatment of the extended building, providing and aiding its assimilation to its site and context, would be to have it all rendered (self-coloured grey). This would conceal the 'Davy' blocks and would allow the stone quoins, with associated render, to be continued to the first-floor extension corners and walls.

7.9 The scheme was approved on that basis and subject to planning Conditions, to ensure that it would be built appropriately to its historic context.

7.10 Current situation

7.11 The building works are already at an advanced stage, with the first-floor structure, roof and wall insulation, all in place. However, it is not being built in accordance with the approved plans. The first-floor appears significantly bigger than approved, with a higher eaves and ridge height and an additional, large, first-floor window opening above the garage doors. Also, a thin, 'arrow-slit' type window was originally approved, just beneath the apex. But this now appears significantly wider. With these three openings above each other, it now appears as a disproportionate, three-storey building, with the garage doors on the ground-floor, the large new first-floor window opening and the smaller opening, just beneath the apex.

7.12 The original garage was of a modest size, with rendered walls and a tiled roof and was considered to be appropriate for this historic context. However, to have such a large and prominent, two / three-storey timber-clad building is considered to appear odd and out of context.

7.13 The planning system is in place to protect the area from inappropriate development. It takes account of what would be appropriate in the local historical context. In this case, the context is that it lies within the Conservation Area, where development is required to preserve or enhance the character or appearance of the Conservation Area, which in this case, is characterised by historic, stone-built houses, which have a strong, solid appearance.

7.14 The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on Local Planning Authorities, when considering development in a Conservation Area (a designated heritage asset), to pay special attention to the desirability of preserving or enhancing the character or appearance of the Area. It is considered that the proposed development (primarily its external appearance and detailing), as currently being built and with timber-cladding proposed, would neither preserve, nor enhance, this part of the Bonsall Conservation Area. Whilst this harm to the Conservation Area would not be substantial, the National Planning Policy Framework (NPPF), directs that where a development proposal will lead to less than substantial harm to the designated heritage asset, that harm should be weighed against the public benefits (as defined in the NPPG) of the proposal. In this case, it is considered that there is no public benefit in allowing the scheme.

8 Conclusion

8.1 The application should be refused and the matter referred to Planning Enforcement.

9. RECOMMENDATION

- 9.1 That planning permission be refused for the following reasons:
- 9.2 A timber-clad finish would appear alien and incongruous and would neither preserve, nor enhance, the character or appearance of this part of the Bonsall Conservation Area. It would also detract from the character and appearance of the main house, thereby conflicting with Policies PD1, PD2 and HC10 of the Adopted Derbyshire Dales Local Plan (2017).

10 INFORMATIVES:

- 10.1 This Decision Notice relates to the following documents:
Planning application form and drawings, received by the Council on 8th July 2024.
- 10.2 The application was considered as submitted and it was judged that there was no prospect of resolving the fundamental planning problems with it through negotiation. On this basis, the requirement to engage in a positive and proactive manner was considered to be best served by the Local Planning Authority issuing a Decision on the application at the earliest opportunity and thereby allowing the applicant to exercise their right to appeal.
- 10.3 It is considered that work has been undertaken on site without the benefit of planning permission. Accordingly, the matter will be referred to Planning Enforcement for their consideration.