

Application Ref: 15/01073/HHFUL

Proposal: Two storey front extension, single storey rear extension, conversion of garage and loft to create habitable space - including raising roof height and additional dormers - Re-submission

Site: Newe House, Main Street, Ufford, Stamford

Applicant: Mr Sean Gray

Reasons for referral: Ufford Parish Council on the grounds of the size of the dwelling and the impact upon the amenities of the occupier of an adjacent dwelling.

Agent: Ms Janice Kendrick

Site visit: 29.09.2016

Case officer: Mr M Roberts

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Recommendation: Grant planning permission subject to relevant planning conditions

1 Description of the site and surroundings and Summary of the proposal

The site and surrounding area

The application dwelling dates from the 1970's and has a rectangular footprint with a gable to Main Street. It is set back 11.5m from Main Street. The rear garden has a depth of approximately 28m. The overall plot width is 14m. The south facing elevation of the dwelling has a uniform appearance. The dwelling occupies a prominent position within the immediate area and is located to the north side of a large open paddock to the east side of Main Street. There are long views of the building approaching it from the south. The application property falls within the Ufford Conservation Area.

Newe House comprises of manufactured walling and tiles. It has a very tired appearance and it makes little concession to the local character and building form.

Newe House is located opposite Fountains Court, a grade II* listed building with Willow Tree Cottage, a grade II listed building, immediately to the north of Newe House. The latter is located on slightly higher land than the aforementioned listed buildings.

Fountains Court has a position that is mostly south of Newe House. The eaves and ridge heights and the mass of Fountains Court are greater than Newe House such it is very much the dominant building.

To the north are two dwelling houses, Willow Tree Cottage, grade II listed and Weathervane Cottage. The former has a side garden to the south of the dwelling and the latter, a dwelling dating from the 1990's, has a spacious rear garden with a width of 30m and a depth of 20m. The curtilage of this dwelling is generally lower than that of Newe House. The ridge line of the cottage is also set lower than that of Newe House. The distance of the south elevation of Weathervane cottage to the flank wall of the garage of Newe House is approximately 22m.

For clarification purposes a Grade II* listed building is a particularly important building of more than special interest. A Grade II listed building is nationally important and of special interest.

The Proposal

The proposal is to extend the dwelling to its north and east elevations and to raise the ridge height of the dwelling by 1.07m. The details are:-

- A single storey extension to the rear with a depth of 7.5m a width of 5.5m and a pitched roof with a ridge height of 4.7m.
- A flank extension alongside the existing north facing elevation of the dwelling. This would have a near identical depth of that of the existing dwelling. It is to have a pitched roof to a ridge height of 7m and two small hipped roof dormer windows, one in its east facing roof slope and one in its west facing roof slope. This extension would abut the north boundary of property. As a result the garage of the dwelling would be moved forwards.
- To raise the height of the dwelling by 0.68m to enable accommodation for two further bedrooms which would give a total of 5 bedrooms for the dwelling. This requires the inclusion of two small dormer windows in the south facing elevation of the new roof. The overall height of the dwelling would therefore be 8.5m

2 Planning History

Reference	Proposal	Decision	Date
14/02235/HHFUL	2 storey front extension, single storey rear extension, conversion of garage and loft to create habitable space - including raising roof height and additional dormers	Withdrawn	11/03/2015

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

National Planning Policy Framework (2012)

Paragraphs 132

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Peterborough Core Strategy DPD (2011)

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP17 - Heritage Assets

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

The Ufford Design and Development Plan

Uff 1 The design of any new building or extension to an existing building should be sympathetic to its neighbours and in keeping with the village environment.

Uff 7 All new buildings and extensions should be appropriate in size to the proportions of the space available and should not overlook or dominate existing buildings

Uff 10 Existing open spaces and views should be retained. New developments should not result in the loss of open views, in particular...the rooflines and frontages of old buildings in the Conservation Area.

Peterborough Local Plan 2016 to 2036 (Preliminary Draft)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document runs from 15 January to 25 February 2016.

At this preliminary stage the policies cannot be afforded any weight with the exception of the calculation relating to the five year land supply as this is based upon the updated Housing Needs Assessment and sites which have planning permission or which are subject to a current application. Individual policies are not therefore referred to further in this report.

4 Consultations/Representations

PCC Conservation Officer

The main heritage considerations in the determination of this application are the impact of development on the character and appearance of this part of the Ufford Conservation Area and on the setting of listed buildings in the locality.

The proposal will affect the character and appearance of the Ufford Conservation Area. Planning policy guidance and section 72 of the Town and Country Planning Act places a duty on the LPA to pay 'special regard' to the desirability of preserving or enhancing the special character or appearance of conservation areas. Special regard should be paid to such matters as: height; scale, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis and detailed design. It is further confirmed that: "There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be."

In terms of heritage issues the application will be considered principally against the policies set out in paras. 132 and 134 of the National Planning Policy Framework, policies CS16 and CS17 of the

Peterborough Core Strategy (2011), the Policies PP2 and PP17 of the Peterborough Planning Policies DPD (2012)

The site is located opposite Fountains Court (Grade II*) with Willow Tree Cottage (Grade II) and Little Oak Barn (Grade II) in views to the north on Main Street. Newe House is located on slightly higher ground than the listed buildings to the north which occupy a back of pavement location. The building has a degree of prominence in the conservation area from its position in views from the south across the paddock to the east side of Main Street.

Fountains Court forms a prominent focal point in views along Main Street approaching from the south due to the scale of the building and the changed alignment of the road. A visual 'pinch point' is added by the buildings and walls to the east side of the street as built forms to the north of the open paddock.

Increasing the ridge height of the building will give it more prominence given its location, especially in views from the south. Harm to the appearance of the conservation area would be caused if as a result of the work New House became an over dominant building in the street scene

The revised proposal would not create a building that would be over dominant in the street scene. The increase in the ridge height has been reduced, the dormers now follow the traditional appearance of dormer design in the village. This together with the change of external materials to the walls and roof will be the key features of change.

The traditional type of dormers now provide the correct hierarchy of widow size found in elevation composition.

Fountains Court has a position mostly south of New House in the street and after allowing for the slightly higher position of Newe House from Main Street the eaves and ridge of Fountains Court and its larger mass than Newe House will continue its presence as the dominant building in the street scene.

A 45 degree roof pitch is more the norm in the traditional designed dwellings in the village and the roof design has been altered to respect this.

The proposed rear extension now has a lower ridge height below the eaves level of the house so giving a subservience. This building would largely replace the current view from Main Street of the roof of Weathervane Cottage in the background. Precise size of rooflights and their detail should be conditioned. The existing trees to the rear garden would continue to have a strong visual presence and provide some counterpoint to the extension.

Should planning permission be given the following details should be secured by conditions.

- Materials, including windows
- Dormer roof construction
- Set back of windows in their reveals
- Rooflights
- Removal of the permitted development rights for further rooflights should be considered for design implications.

Ufford Parish Council

The following were the initial comments of the Ufford Parish Council with regards to the originally submitted proposals to extend the dwelling. In summary this original submission included:-

- A rise of the ridge height of the dwelling from 7.45m to 9.2m
- Parapets to the roof edges of the dwelling

- Catslide dormer windows within the principle south facing roof and within the proposed roof to the north facing flank elevation
- A two storey threshing barn type opening to the south facing elevation of the existing dwelling
- A single storey rear extension
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The Parish Council was pleased to note that the proposals included the use of natural stone to replace the existing Bradstone and that the roofing material would be a replica Collyweston slate.

Ufford Parish Council's main objection was to the height of the proposed house. This proposed a rise in the ridge height by 1.75m that would mean that the dwelling would be 9.2m in height as opposed to 7.45m as existing.

1. The additional height would make it too dominant to blend in with the other houses. Apart from The Roost and the Old Rectory at the top of Ufford Hill and Ufford Hall, there are no three storey buildings in Main Street.

2. Newe House is almost opposite Ufford Hall at a very sensitive point in the centre of Ufford's Conservation Area. An additional storey would make it roughly the same height as Fountain Court, the former stable block of Ufford Hall, a Grade 1 Listed Building and one of the most significant buildings in the village streetscape. Newe House should remain subservient.

3. Looking down the village from Dovecot Cottage, the open view across the field with its dry-stone wall is a heritage asset and one of Ufford's most valued and distinctive features. This field, known as Dovecot Close, has been in existence at least since the 17th century. The open views in and out of the village are one of the residents' priorities listed in Ufford's Design and Development Document. The additional height of the proposed roof, 1.7 metres above the existing roofline, would have a detrimental impact on these views.

4. The increase in height and mass of the dwelling would have a detrimental impact on the streetscape of Main Street. Down from the Village Hall to the abrupt twist in the road at the corner of Fountain Court most buildings are close to the footway and this sense of enclosure is continued northwards by the high wall of Ufford Park. The proposed building is not in harmony with the rest of the Conservation Area and would also have a detrimental impact on neighbouring properties.

5. The proposed lounge extension on the east side with its first floor accommodation above would be visible from Main Street and probably across the field unless the tree, a valued contributor to the conservation area, remains to shield it.

6. The ground slopes away northwards and when neighbouring Weathervane Cottage was built in the 1990s, constraints were put on the height of its roof ridge so that it harmonised with neighbouring properties. The ground had to be lowered so that it would be subservient to Fountain Court opposite.

7. The owners of Weathervane Cottage main concern is that the proposed building would be right on their boundary and they would lose sunshine and light especially in winter when the sun is low in the sky. The applicant cannot assume that permission for building work from the neighbouring garden would be granted.

8. The actual design of the extensions to the dwelling would not be in harmony with the rest of Ufford's Conservation Area, in particular:

- The faux-barn door on the south elevation does not lend the design any vernacular credibility but simply looks incongruous. The Conservation Area deserves better than this.

- A single garage, which is smaller than the existing garage, is surely inappropriate in a 5-bedroom dwelling, particularly as there will be no car port. The movement of cars on and off the site could prove difficult. On-street parking is not an option.

To conclude, the proposed building would detract from the heritage assets of Ufford's Conservation Area. The proposed third storey in particular is much too prominent and completely out of keeping with its surroundings.

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Comments by the Ufford Parish Council in relation to the amended proposals

- It was pleased to note the proposed improvements of natural stone to replace the existing Bradstone; roofing material to be replica Collyweston slate; the proposed fenestration, particularly the design of the dormers would be more in keeping with the dominant design of dwellings in the Ufford's conservation area; and the proposed increase in roof heights to be less than in the previous submission. It was also recognised that the reduction in height would maintain the house's visual subservience to Fountains Court. In general the proposed improvements provide a more attractive dwelling than that of the existing dwelling.
- However they remained concern with the visual impact of the enlarged building on one of the most sensitive points of the conservation area. The extensions would prevent light reaching Weathervane Cottage to the north/north east of Weathervane cottage. This potential impact stems from Newe house's elevated site in relation to its neighbours.

PCC Tree Officer

It is noted that the application site is within the Ufford Conservation Area. Therefore, all trees over 75mm in diameter measured at 1.5m above ground level require consent before they are either felled or pruned.

There is a fully mature Contorted Willow in the rear garden which has a large crown. Given its proximity to the rear extension pruning may be required due shading implications. There are no arboricultural objections to the application if the retained trees are adequately protected during the construction of the extensions to the dwelling.

Local Residents/Interested Parties

Initial consultations: 4
 Total number of responses: 4
 Total number of objections: 1
 Total number in support: 0

The only objection that has been received is from the occupiers of Weathervane Cottage on the grounds of the scale of the extensions, the rise in the ridge height of the dwelling, the resultant loss of sunlight and an overbearing presence of the extensions to the detriment of the amenities of the occupiers of Weathervane Cottage.

5 Assessment of the planning issues

The main material considerations are:-

- **The impact of the extensions upon the character and appearance of the conservation area.**
- **The impact of the extensions upon the setting of the nearby listed buildings**
- **The impact of the extensions upon the occupiers of the neighbouring residential properties**

The impact of the extensions upon the character and appearance of the Ufford conservation area.

The most prominent alteration will be the proposed increase in the height of the dwelling. This increase would be 1.07m. The new ridge height being 8.52m. This has been dropped from the 9.2m ridge height that was originally proposed.

Increasing the ridge height of the building will give it more prominence, especially in views from the south. Harm to the appearance of the conservation area could be caused if, as a result of the extensions Newe House became an over dominant building in the street scene.

The existing dwelling currently detracts from the appearance of the Conservation Area chiefly as a result of its construction of wholly manufactured materials.

The proposal provides an opportunity to significantly improve the character and appearance of the dwelling. This is to be through the use of natural stone to replace the existing very tired and inappropriate Bradstone walling, the use of conservation roof tiles and the use of the dormer windows of the type common to those of many other in the village. The dormer windows would give a visual presence to the dwelling that it lacks at present.

The dormers are smaller than the windows below and form the correct hierarchy of window size found in the elevation composition.

It has been demonstrated that the ridge height of the dwelling is at its lowest to accommodate the two bedrooms in the roof space. This has a benefit of the angle of the roof slope increasing to 45 degrees. This roof slope is more the norm for the traditional dwellings in the village. This change is considered to be positive to enhance the dwelling's appearance and character within the Conservation Area.

The form and mass of the proposal, as viewed from the south and proposed materials would not be out of place in the local context.

The proposed rear extension would not dominate views from Main Street and would preserve the character of the conservation area.

Conclusion – The extensions and alterations to the dwelling will be of designs and appearance that would enhance the character and appearance of the dwelling within the Ufford Conservation Area. This application represents a good opportunity to do away with a dwelling that detracts from the character and appearance the Conservation Area.

A principal tree, a Contorted Willow, within the rear garden of Newe House is to be retained. This is a tree of size and character. The tree is clearly visible from within Main Street and is a long established feature in the conservation area.

The impact of the extensions upon the setting of the nearby listed buildings

There are 3 close by listed buildings one of which, Fountains Court, is a grade II* listed property.

Fountains Court forms a prominent focal point in views along Main Street, approaching from the south due to the scale of the building and the changed alignment of the road. A visual 'pinch point' is added by the buildings and walls to the east side of the street as built forms to the north of the open paddock.

The proposed ridge height of Newe House would be 8.5m and Fountain Court has a ridge height of 10m. The eaves height of Newe House will be 5.2m whereas Fountains Court has an eaves height of approximately 6.5m.

Fountains Court has a position mostly south of New House in the street and after allowing for the slightly higher position of Newe House from Main Street, the eaves and ridge of Fountains Court and its larger mass will continue its presence as the dominant building in the street scene.

The use of natural stone for all of the elevations of Newe House, would improve the setting of Fountains Court.

Willow Tree Cottage, grade II listed, shares its southern boundary with the northern boundary of Newe House. The proposed one and a half storey extension to Newe House would partly abut the rear boundary with Willow Tree House. This dwelling has a scattering of trees and other mature planting close to its northern boundary that would diminish any potential for harm to the setting of this listed building. However without the planting within the rear garden of Willow Tree Cottage the extension would be acceptable in terms of the setting to this listed dwelling. The use of natural stone and a quality conservation roof slate proposed for Newe House will be a benefit. Currently the view from the rear of Willow Tree Cottage is harmed by the poor quality manufactured walling material and a similarly poor roof material.

Therefore from a heritage consideration the proposed changes are acceptable. It is considered that the work will preserve the character and appearance of the Ufford Conservation Area and not harm the setting of nearby listed buildings in accordance with Section 66 and 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and is in accordance with Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012) and the National Planning Policy Framework (Heritage considerations).

The impact of the extensions and the alterations upon the amenities of the occupiers of the two residential properties to the north of Newe House.

Physical impacts

The occupiers of Weathervane cottage have raised concerns about the increase in the ridge height of the dwelling and the increase in the mass of the dwelling that could affect sunlight into the rear of their dwelling. There is also a concern about an adversely overbearing impact.

The rear elevation of the dwelling at Weathervane Cottage is approximately 20m away from the existing dwelling of Newe House and its principal sitting out area i.e. its patio, would be approximately 18m from Newe House. Much of the garden of Weathervane Cottage is at a lower level compared to the level of Newe House.

Given the location of the dwelling and the increase in its size there could be an impact upon the amenities of Weathervane Cottage. It has to be determined whether such impacts would be harmful and detrimental to the occupiers of the dwelling.

It is considered that the main sitting out area of this dwelling would be far enough away from the proposed extensions to Newe House, such that there would be limited detrimental impact to the occupiers of Weathervane Cottage. This is the case despite the drop in levels from the curtilage of Weathervane Cottage. There could be a degree of harm when significantly closer to the extensions but these areas whilst well maintained are not seemingly areas for sitting out within. Clearly when standing close to the extension there would be an overbearing impact. This would dwindle closer to the rear area of Weathervane Cottage. The garden area towards the proposed flank elevation of Newe house is well maintained and pleasant to look at. However there were no obvious areas close to Newe House used for sitting out in. The principal areas for sitting out being closer to the patio area adjacent to the dwelling.

Weathervane has the benefit of having an expansive rear garden and open views to the south and east. These would be retained.

The occupiers of Weathervane Cottage are concerned that the extension would block sunlight to rear of their dwelling, particularly within the winter months. The Parish Council also raised a concern on this issue.

The rear of this dwelling would continue to benefit from direct sunlight for the most of the year because rear of the dwelling almost faces due south. In the winter months the dwelling would continue to have a good degree of sunlight/daylight given the width and depth of its garden including a length of its southern boundary that is free from physical obstruction. The increased height of the dwelling may reduce actual sunlight but for a very brief time during a day. This would, it is considered, be little different to the present situation. The amount of daylight to the rear of Weathervane Cottage would also be barely affected by the extensions to the dwelling.

Overlooking issues

A dormer window to the east facing roof slope of the one and a half storey extension to the north flank elevation of Newe House is to be obscure glazed preventing overlooking into the rear garden of Weathervane Cottage. There are not, it is considered, to be any other potential overlooking issues.

The rear garden of Willow Tree Cottage, to the north of Newe House faces south. It benefits from a modest sized rear garden. There would be limited loss of sunlight for a short period of time during the winter months. For the remainder of the year sunlight would remain reasonable. Physically the extensions to Newe House would not be overbearing as the extension to the north elevation is to be one and a half storey and Willow Tree Cottage is set back from the boundary it shares with Newe House.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- From a heritage consideration the proposal is acceptable. The extensions and their detailing will preserve and enhance the character and appearance of the Ufford Conservation Area and would not harm the setting of nearby listed buildings in accordance with Section 66 and 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011), policies PP2 and PP17 of the Peterborough Planning Policies DPD (2012) and the National Planning Policy Framework (Heritage considerations).

-The extensions to the dwelling would not adversely impact upon the amenities of the occupiers of the two adjacent residential properties known as Willow Tree Cottage and Weathervane Cottage in accordance with policy CS16 of the Peterborough Core Strategy and policy PP3 of the Peterborough Planning Policies DPD.

7 Recommendation

The case officer recommends that Planning Permission is granted

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 The existing elevations and the roof of the existing dwelling and the elevations and roofs of the extensions hereby approved shall be of a wholly natural stone construction and a Collyweston type of roof material in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 3 Notwithstanding the details hereby approved and prior to the commencement of development, details of the following external materials shall be submitted to and approved in writing by the Local Planning Authority:

- dormer roof construction
- windows and doors
- rainwater goods
- vents/flues

The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

- C 4 All windows shall be set back 50mm from the face of the masonry.

Reason: To ensure a satisfactory external appearance in accordance with policy CS16 of the Peterborough Core Strategy and policy PP2 of the Peterborough Planning Policies DPD

- C 5 Notwithstanding the submitted information the rooflights hereby approved shall accord with details to be submitted to and approved in writing by the Local Planning Authority. The rooflights shall be implemented wholly in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development in accordance with policies CS16 and CS17 of the Peterborough Core Strategy and policy PP2 of the Peterborough Planning Policies DPD

- C 6 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the flank elevations of the dwelling, including roof slopes, other than those expressly authorised by this permission or those expressly authorised by any future planning permission.

Reason: In order to protect the amenity of the adjoining occupiers and the appearance of the dwelling within its Conservation Area setting in accordance with Policy CS16 of the Peterborough Core Strategy DPD and policies PP3 and PP17 of the Peterborough Planning Policies DPD.

C 7 No development shall take place until protective tree fencing (Heras fencing with rubber feet and stabilising struts pinned into position) has been erected in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The protective fencing shall be retained in place for the duration of the development.

Reason: In order to protect and safeguard the amenities of the area in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP14 of the Peterborough Planning Policies DPD (2012).

C 8 The development hereby approved shall be implemented in accordance with the following drawings:-

- 14.1729.11 – The ground floor layout
- 14.1729.12 – The elevations
- 14.1729.13 – The first floor layout
- 14.1729.14 - The second floor layout
- 14.1729.15 – Cross section
- 14.1729.16 – Dormer detail

Reason: For the avoidance of doubt.

Copies to Cllr Over

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