

Application Number:	P/HOU/2021/02711		
Webpage:	Planning application: P/HOU/2021/02711 - dorsetforyou.com (dorsetcouncil.gov.uk)		
Site address:	1 Hillside Affpuddle Dorset DT2 7HQ		
Proposal:	Replacement porch		
Applicant name:	Mr G Sagar		
Case Officer:	Steve Clothier		
Ward Member(s):	Cllr Miller and Cllr Wharf		
Fee Paid:	£206.00		
Publicity expiry date:	28 October 2021	Officer site visit date:	12 October 2021
Decision due date:	18 November 2021	Ext(s) of time:	Not agreed

1.0 The Nominated Officer has identified this application to come before the Planning Committee at the request of the nominated officer.

2.0 Summary of recommendation:

REFUSE planning permission for the reasons set out below.

- Para 11d of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise, or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.
- The porch, on account of its design and elevated position, would result in less than substantial harm to the Piddle Conservation Area and there are no public benefits to outweigh the harm to the Conservation Area.

3.0 Reason for the recommendation:

- The proposed porch would have a dominating effect in this prominent location in the Conservation Area.

4.0 Key planning issues

Issue	Conclusion
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Principle of development	The principle of a replacement porch on this property is acceptable subject to an appropriate design.
Scale, design, impact on character and appearance	Inappropriate in this prominent location in the Conservation Area.
Impact on neighbouring amenity	Acceptable.

5.0 Description of Site

The application site comprises a semi-detached, two storey, modern dwelling with front and rear garden situated on the south side of the main road running through Affpuddle, a village without a settlement boundary.

The house has a rendered, timber and stone clad exterior with a tiled roof and an attached single storey flat roofed garage to the side. The property is not of historic significance but is located in the Piddle Valley Conservation Area with the Grade II Listed 'River Cottage' opposite. Although the building is set back from the road, its elevated position means that the front elevation is visible in the Conservation Area and from the nearby designated 'River Cottage' from which oblique views of the application site are possible. There is a deciduous tree in the front garden but the level of screening this offers will be dependent on the time of year.

The current porch is a simple open sided glazed structure with a flat roof which has a symmetrical partner in no.2 Hillside next door. While the porch is not of architectural interest, its form and structure has a lightweight appearance and limited impact on the appearance of the Conservation Area.

6.0 Description of Development

The proposal is to remove the existing flat roof porch and replace it with a larger brick built structure with a tiled roof

7.0 Relevant Planning History

6/2001/0355 Decision: GRA Decision Date: 31/01/2002

Removal of condition 3 of PA 308551 (Agricultural occupancy condition).

8.0 List of Constraints

Within the Countryside

Within the Piddle Valley Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Affpuddle & Turnerspuddle Parish Council (received 14.10)

Support: the property is set back from the road, is largely screened by shrubbery and is of fairly modern design. The increased size of the porch will not be at all detrimental to the character of the property or conservation area.

2. West Purbeck Ward – Cllr Wharf (received 3.11)

This application should be referred to Committee. Agrees with the views of the Parish Council – feels the Officer is “being far too prescriptive on a matter of little consequence and was over interpreting the rules”.

3. DC - Conservation Officers (received 12.10)

Unable to support: No objection to the principle of a replacement porch but the proposed design has a dominating affect due to its increased height, width, solidity and roof form which is considered to cause less than substantial harm to the character and appearance of the Piddle Valley Conservation Area

Representations received

One letter of support has been received from third parties stating that the porch proposed will be a considerable improvement and will not clash with the existing building – it will enhance it. The porch would not compromise the appearance or context of River Cottage (Grade II Listed).

No letters of objection were received.

10.0 Relevant Policies

Development Plan

Adopted Purbeck Local Plan Part 1:

The following policies are considered to be relevant to this proposal:

- Policy SD - Presumption in favour of sustainable development
- Policy LD - General location of development
- Policy D - Design
- Policy LHH - Landscape, Historic Environment and Heritage
- Policy CO - Countryside

Material Considerations

Emerging Purbeck Local Plan:

Officers have considered the emerging Purbeck Local Plan when assessing this planning application. The plan was submitted for examination in January 2019. At the point of assessing this planning application the examination is ongoing following hearing sessions and consultation on proposed Main Modifications (carried out

between November 2020 and January 2021). An additional consultation on Further Proposed Main Modifications is scheduled to open in December 2021 and close early in January 2022. The council's website provides the latest position on the plan's examination and related documents (including correspondence from the Planning Inspector, council and other interested parties). Taking account of Paragraph 48 of the National Planning Policy Framework, the plans progress through the examination and the council's position following consultation on proposed Main Modifications and the scheduled consultation on Further Proposed Main Modifications, at this stage only very limited weight can be given to this emerging plan.

The following policies of the emerging Local Plan are considered relevant to the application but cannot be given any significant weight in the decision-making process:
E1: Landscape

- E2: Historic Environment
- E12: Design

Other Material Considerations

National Planning Policy Framework revised July 2021

Section 2: Achieving sustainable development

Section 4: Decision-making

Section 12: Achieving well-designed places

Section 16: Conserving and enhancing the historic environment

Purbeck District Design Guide Supplementary Planning Document adopted January 2014

Piddle Valley Conservation Area Appraisal adopted January 2018

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 66 includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage, the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. It is not considered that the proposed extension would result in any disadvantage to persons with protected characteristics.

13.0 Financial benefits

There are no financial benefits relating to this householder application. The proposal is not liable for a CIL payment.

14.0 Climate Implications

The proposal is for extensions and alterations to a dwelling. The property will be constructed to current building regulation requirements and which will be serviced by suitable drainage to prevent any additional impact on terms of flood risk and coastal erosion that may be exacerbated by future climate change.

15.0 Planning Assessment

The main considerations are

- The principle of development
- The scale, design and impact on heritage assets
- The impact on neighbouring amenity.

Principle of Development

Affpuddle is a village without a settlement boundary. The site is therefore located in open countryside where policy CO is applicable. Modest extensions to existing residential dwellings are acceptable in principle subject to compliance with adopted Development Plan policies and other material planning issues.

Scale, design and impact on heritage assets

Local Plan Policy D: Design requires (inter alia) that proposals positively integrate with their surroundings. Policy LHH: Landscape, Historic Environment and Heritage requires that proposals conserve the setting, character, interest, integrity, health and vitality of landscape and heritage assets. Wherever appropriate, proposals affecting heritage assets will be expected to deliver enhancement and improved conservation of those assets.

The proposed new porch represents a substantial increase in size and massing to that of the existing porch, effectively doubling its depth (from approximately 1.3m to 2.7m), increasing the width (from 2.7m to 3.8m) and introducing solid rendered walls and a hipped roof (max height increased from 2.7m to 3.7m). The resulting structure will dominate and be at odds with the design of its attached partner porch at No. 2 Hillside disrupting the symmetry and form of the two dwellings which is critical to their architectural integrity.

The property is located in the Piddle Valley Conservation Area. Conservation Areas are designated for their special architectural and historic interest and the Council has a statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area when considering any application.

There is no summary of special interest for the Piddle Valley Conservation Area but the following relevant characteristics emerge from the Appraisal:

- Special architectural interest arising from sixteenth and seventeenth century buildings and the exceptional number of protected twentieth century buildings.
- Strong associations with the Morteton Estate and the Bladen Farms project provide special historic interest
- The rural setting of the constituent linear settlements alongside the flood plain of the River Piddle characterises the area.
- In Affpuddle the modern pattern of development is inconsistent with that which existed in the past where plans show an almost continuously developed frontage in 1760s; the street edge position of the few historic cottages that survive recalls the historic layout. Historic visual character is richest where historic buildings form clustered groups including the west end of Affpuddle.
- Vernacular cottage development is generally cob and thatch and is characterised by broad frontage narrow depth (single room deep) plan forms.

The Conservation Area Appraisal notes that '*The majority of post-war development adopts generic suburban designs lacking any obvious affinity to the locality, which if*

anything undermines local distinctiveness. This is seen at its worst on the south side of the main street in Affpuddle... (para 75).

The Conservation Area Appraisal map identifies positive and negative contributors to the area. Negative elements by their nature detract from the character and appearance of the Conservation Area and the application site dwelling is one of these. *'In Affpuddle modern housing has come to dominate the main street, the elevated position occupied along the south side of Southover Road bearing no relation to the historic pattern at street level. Elevation was apparently a response to the possibility of flooding.'*

While the property is not of historic significance and there is no objection in principle to a replacement porch, the application site is in a highly visible location within the Conservation Area and the generic design of the dwelling and its neighbours on the south side of the main street already undermines local distinctiveness.

The dwellings are identified as having a negative impact on the Conservation Area Quality Map so there is opportunity for positive change. The Conservation Area appraisal refers to the way that *'creative new design which seeks to use traditional details or materials in architecturally interesting ways'* can reinforce local distinctiveness (p. 50). Encouragement is given to improve the contribution made by buildings which are currently negative elements but this scheme does not appear to be creative or architecturally interesting.

Instead the scale and design of the proposed porch would not result in benefit but rather would have a negative impact on the symmetry of the semi-detached pair and introduce a bulky front projection with an overly large front window which would appear incongruous in relation to its attached dwelling. The Conservation Area appraisal references harm that has already arisen from the *'disproportionate size and uncomplimentary form of some modern extensions'* (p25). The visual impact of the poor design would not positively integrate with its surroundings, contrary to policy D, and would fail to preserve or enhance appearance of the Conservation Area.

It is judged that the increase in size and scale of the proposed new porch is significant due to the visual prominence of the site within the Conservation Area and the visual impact of the proposal would result in 'less than substantial' harm to the special interest of the Piddle Valley Conservation Area.

In accordance with paragraph 202 of the NPPF consideration has been given to the public benefits of the proposal but in this case none have been identified. The proposal fails to preserve or enhance the character and appearance of the Conservation Area contrary to Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 and is contrary to policy LHH and the requirements to conserve and enhance heritage assets as set out at chapter 16 of the NPPF.

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) requires that special regard shall be given to the desirability of preserving the building or its setting. On the northern side of the highway River Cottage, a Grade II listed thatched building, stands opposite the application site on lower land. The proposed porch will be evident in oblique views but building to building there is a separation distance of approx. 33m. It is judged that the porch will not have a harmful impact on the setting of the listed building.

Impact on neighbouring amenity

The proposed porch being of a modest size would have no adverse implications for occupants of neighbouring property. While it would be sited on the boundary with No. 2 Hillside the modest forward projection would not give rise to unacceptable impacts in terms of loss of light or overbearing impact.

16.0 Conclusion

The proposed porch due to its size, design and visually prominent position, fails to positively integrate with its surroundings. The proposal would add a further negative design element to a building already identified as a negative contributor in its original, symmetrical form, contrary to the statutory requirement to pay special attention to preserving or enhancing Conservation Areas and resulting in less than substantial harm to the heritage asset which is not outweighed by any public benefit.

17.0 Recommendation

That Members be minded to refuse permission for the reason set out below:

1. The proposed porch is considered to have a visually dominating effect in this prominent location above the road level having regard to its height, width, solidity and roof form which would be completely at odds with the porch at the neighbouring property (No. 2 Hillside) disrupting the symmetry and form of the original post-war suburban architecture. As a result, the porch would heighten the negative visual impact of the dwelling which is of suburban rather than vernacular design and fails to preserve or enhance the character and appearance of the Piddle Valley Conservation Area. The proposed extension would lead to less than substantial harm to the designated heritage asset of the Conservation Area, and there are no substantial public benefits to outweigh the level of harm that would be caused. As such the proposal is considered to be contrary to paragraphs 197, 199, 202 and 206 of the NPPF, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990; Policies LHH: Landscape, Historic Environment and Heritage and D: Design of the Purbeck Local Plan 2012; and the Purbeck District Design Guide Supplementary Planning Document adopted January 2014.

Informative Notes:

1. National Planning Policy Framework

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and –
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

-The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

2. The plans that were considered by the Council in making this decision are: Location and Block Plans; 21/1013/001, 21/1013/002 rev2; 21/1013/003; 21/1013/004; 21/1013/005.