



**Lake District
National Park**

10

**Report from the Head of Development Management to the
Development Control Committee**

Application number:	7/2024/5593
Application type:	Full Planning application
Applicant:	Mr & Mrs Donovan
Location:	Anniversary Cottage, Elterwater, Ambleside, Cumbria, LA22 9HW
Grid reference:	332894 504786
Proposal:	Extensions and alterations
Report prepared by:	Emma Kearsley, Planner
Report agreed by:	Kevin Richards, Planning Manager
Recommendation:	APPROVE with conditions

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).
- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case

planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

- 2.1 Anniversary Cottage is a 3-bedroom, detached bungalow in Elterwater, presently used as a holiday letting property.
- 2.2 Planning permission is sought for three extensions and alterations to the dwelling.

Proposed extensions

- Single-storey extension to the northern elevation, requiring the removal of the existing porch. The walls would be finished with local stone cladding except for the existing garage elevation and a panel surrounding the front door which are proposed to be finished with Millboard Burnt Cedar cladding boards. The extension would be covered by a pitched slate roof leading into a covered walkway to the front door.
- Single-storey extension to the western elevation. The walls would be finished with white render and local stone cladding except for the existing garage elevation which is proposed to be finished with Millboard Burnt Cedar cladding boards. The extension would be mostly covered by a pitched slate roof.
- Single-storey extension along the length of the southern elevation. The walls would be finished with white render and the flat roofs finished with a membrane in Chromite Grey with standing seam detailing. An area of flat sedum green roof is proposed over the south-west corner.
- New windows and doors would be framed in aluminium and finished in anthracite grey.

Proposed alterations

- 2.4 The northern and western elevations of the existing garage would be clad with Millboard Burnt Cedar cladding boards. The garage roof would be replaced with a membrane in Chromite Grey with standing seam detailing.

Front garden

- 2.5 The existing driveway and the north-eastern corner of the garden would be raised and covered with slate chippings.

3 Representations

- 3.1 Lakes Parish Council object on the following grounds:

- Materials not in keeping with the character of other properties in the locality
 - Extensive use of glazing is highly visible from the fells
 - Glazing is unneighbourly resulting in overlooking
- 3.2 The applicant submitted amended plans reducing the cedar cladding on the proposed elevations.
- 4 Development plan policies and other relevant guidance
- 4.1 The relevant Development Plan comprises:
- The Lake District National Park Local Plan 2020-2035
- 4.2 The following Lake District National Park Local Plan policies are relevant to this application:
- Policy 01: National and international significance of the Lake District
 - Policy 02: Spatial strategy
 - Policy 03: Development and flooding
 - Policy 04: Biodiversity and geodiversity
 - Policy 05: Protecting the spectacular landscape
 - Policy 06: Design and development
 - Design Code Supplementary Planning Document
- 4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications.
- 4.4 There is no community plan in this area.
- 5 Main issues and assessment
- 5.1 The proposals are in accordance with the spatial strategy set out in Policy 02 and are acceptable in principle. The main issues are:
- Impact on the character and appearance of the area
 - Impact on the amenity of neighbours
 - Impact on protected species
 - Impact on trees
- Impact on the character and appearance of the area
- 5.2 Local Plan Policy 06 (Design and development) seeks design excellence in all development, which is to be inspired by and contribute to local distinctiveness. Development is required to reinforce the importance of local character by having regard to scale, height, density, layout, appearance, and materials.
- 5.3 The dwelling is of a mid-20th century style. The walls of the dwelling are finished in white-painted roughcast render with a section of slate hanging on the western elevation. The entrance porch is faced in cut, dressed and

coursed slate stone facing. The exposed walls below the internal floor level are faced in random local stone.

- 5.4 The main roof is pitched and covered with slate. An attached single garage with a flat roof projects forwards of the northern (front) elevation. To the southern (rear) elevation on the western side, there is a projecting window under a flat roof. To the eastern side, is a veranda covered with a flat Perspex roof.
- 5.5 The application site is bound by a hedge with Meadow Brook (residential property) beyond to the west, stone boundary wall with a public road beyond to the north, fence and hedge with Stonethwaite (residential property) beyond to the east and post and wire fence with open field beyond to the south. Public footpath reference FP543027 runs through the field and bridleway reference BW543051 runs along between the southern edge of the field and Great Langdale Beck. The northern and eastern elevations are visible in public view from the road to the north and the southern elevation is visible in public view from along the footpath and bridleway from Skelwith Bridge to Elterwater to the south.
- 5.6 The walls of the dwelling and most new walls would retain the white-finished render except for the north and west walls of the existing garage, and a panel surrounding the front door on the north elevation, which are proposed to be finished with Millboard Burnt Cedar cladding boards. I consider that the proposed white painted rendered finish is in keeping with the existing dwelling. The Design Code SPD states that timber cladding is only likely to be acceptable where used sparingly as part of a cohesive design solution and where the context of the site and character of the landscape means that its use would not compromise sense of place. I am satisfied that the proposed small sections of cladding on the dwelling are acceptable.
- 5.7 The main roof of the dwelling is pitched with flat roof elements both on the front and rear. I consider that the proposed flat roofs sections are therefore in keeping with the character of the existing dwelling.
- 5.8 Currently there is one large patio door and two smaller windows on the southern elevation. The proposed southern elevation would have two larger windows, plus two patio door style openings, one significantly larger. The amount of glazing would therefore increase because of the proposals.
- 5.9 The largest area of glazing would be towards the western side of the southern elevation. The principal living spaces are proposed to the western side of the building so these will be the spaces most likely to be lit at night. The two windows and window/door opening towards the eastern side of the elevation serve bedrooms where lighting would be predominantly off at night or lit behind closed curtains. The southern elevation and glazing therein would be set beneath projecting roof lines which would help to mitigate upwards light spill.

- 5.10 The existing elevation has several large windows. Whilst the southern elevation is open to public views from the south. I do not consider that the increase in the amount of glazing because of its design would have any unacceptable impact on the character and appearance of the area.
- 5.11 The existing front garden comprises a driveway covered with slate chippings to the western side at a higher level, slatestone steps down to the grassed area to the eastern side at a lower level. It is proposed to raise the existing parking area by 10cm and extend into the grassed area at the northern end of the site to allow for additional vehicle parking and on site turning. This would involve building up the north-eastern corner by approximately 1m. The existing garden is glimpsed through the driveway from public view from the adjacent road. I am satisfied that the proposed alterations are acceptable in the context of the residential property.
- 5.12 I am satisfied that the proposed development is acceptable in terms of its impact on the character and appearance of the area and that it satisfies the requirements of Local Plan Policies 01, 02, 06, the Design Code SPD and the NPPF.

Impact on the amenity of neighbours

- 5.13 The nearest dwellings are Meadow Brook to the west, and Stonethwaite to the east.
- 5.14 The proposals would bring the built form beyond the garage closer to the western boundary with Meadow Brook, 1m from the boundary at its closest point. There are windows proposed on the western elevation of the extension to the west, but these would be separated from the neighbouring dwelling by the boundary hedge. I do not consider that there would be any overlooking from new windows on the western elevation towards Meadowbrook due to the intervening boundary treatment.
- 5.15 The proposals would bring the built form (canopy) closer to the eastern boundary with Stonethwaite, approximately 1m from the boundary at its closest point. There are windows proposed on the eastern elevation of the southern extension and the eastern elevation of the northern extension but these would be separated from the neighbouring dwelling by the boundary fence and hedge. I do not consider that there would be any overlooking from new windows on the eastern elevation towards Stonethwaite due to the intervening boundary treatment.
- 5.16 The proposed extensions would maintain a single-storey dwelling with both pitched roof and flat roof elements, I do not consider that the proposals would be overbearing to the neighbouring dwellings.
- 5.17 In view of the above, I consider that the development is acceptable in terms of its impact on amenity and satisfies the requirements of Local Plan Policy 06, the Design Code SPD, and the NPPF.

Protected species

5.18 Under Article 12 of the EC Habitats Directive and Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 we have had regard to the requirements of the Habitats Directive. The applicant commissioned a bat survey which was submitted with the application. A low number of bat droppings were found in the centre of the roof void during the survey, but none on the gable walls. The roost site will not be impacted by the proposed work. The report concludes that the building has low potential for use by bats and only offers occasional roost sites. A mitigation strategy has been prepared and should be followed to ensure that the welfare of the local bat population is maintained during and following the works. Subject to the mitigation strategy being followed, the development is considered of low risk in respect of protected species, satisfying the requirements of the NPPF and Local Plan Policy 04.

Impact on trees

5.19 A Tree Survey was carried out and a report submitted with the application.

5.20 There are 11 trees on or immediately adjacent to the application site. One small, low, quality tree (Japanese Maple) is growing within the footprint of the proposed development. It is proposed to fell this tree to accommodate the proposal. The crowns of 7 trees will partially overhang the proposed extension or construction buffer zone and pruning in accordance with best practice would create sufficient clearance to construct the proposed development.

5.21 The report concludes that the loss of one small, low-quality tree will have a minimal impact on the wider landscape amenity and biodiversity value of the area. I am satisfied that the proposals would meet the requirements of Local Plan Policy 04 and the NPPF.

Conclusion

5.22 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 03, 04, 05, and 06, the Design Code SPD, and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

RECOMMENDATION: APPROVE with conditions

Conditions/Reasons

1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:
- Drawing no's PL01 Rev. B; PL05 Rev. D; PL06 Rev. E; PL07 Rev. E; PL08 Rev. E.
 - Heritage, Design and Access Statement

REASON: For the avoidance of doubt.

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking solutions to problems arising in relation to dealing with the application by requesting amended drawings to show a reduction in the amount of cedar cladding.

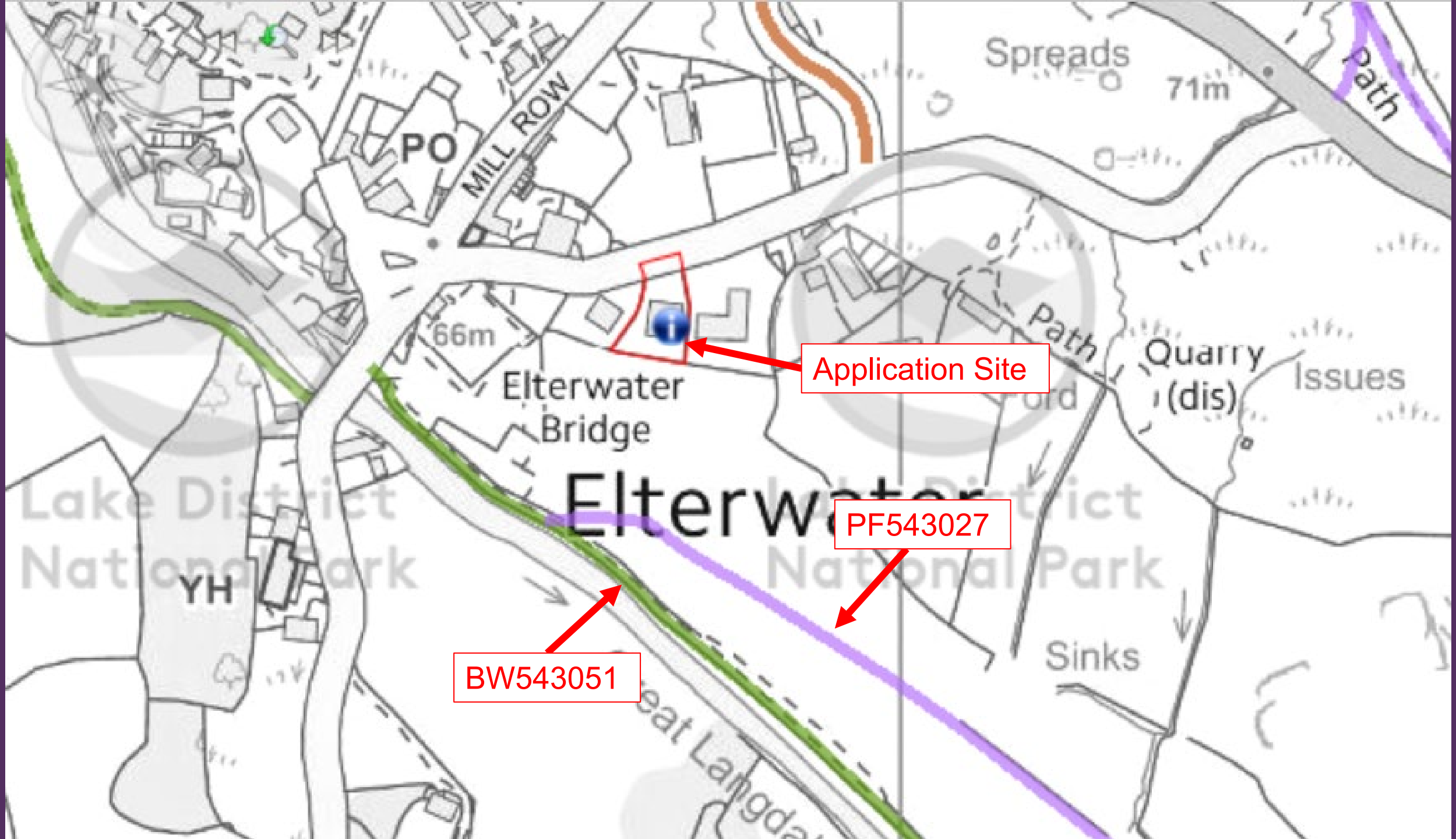
Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2024/5593

Anniversary Cottage, Elterwater, Ambleside,
Cumbria, LA22 9HW

Extensions and alterations



Application Site

PF543027

BW543051

PO

MILL ROW

Spreads

71m

Path

66m

Elterwater Bridge

Path

Quarry (dis)

Issues

Lake District National Park

Elterwater National Park

YH

Sinks

Great Langdale

Existing Site Plan



Existing Floor Plans



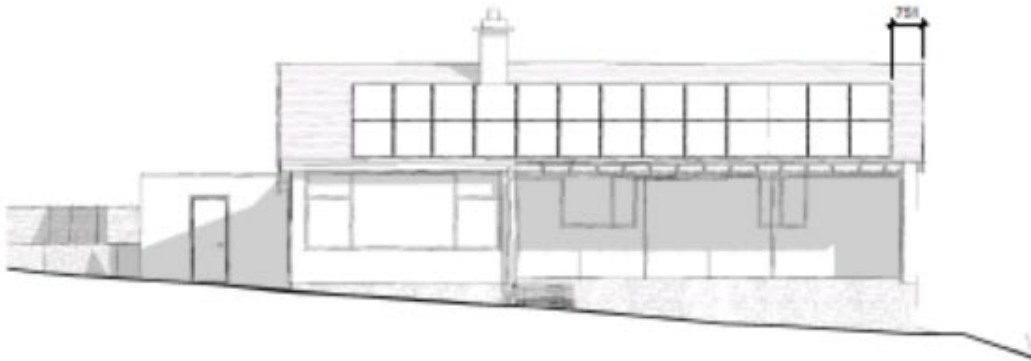
Existing elevations



Existing North Elevation



Existing East Elevation



Existing South Elevation

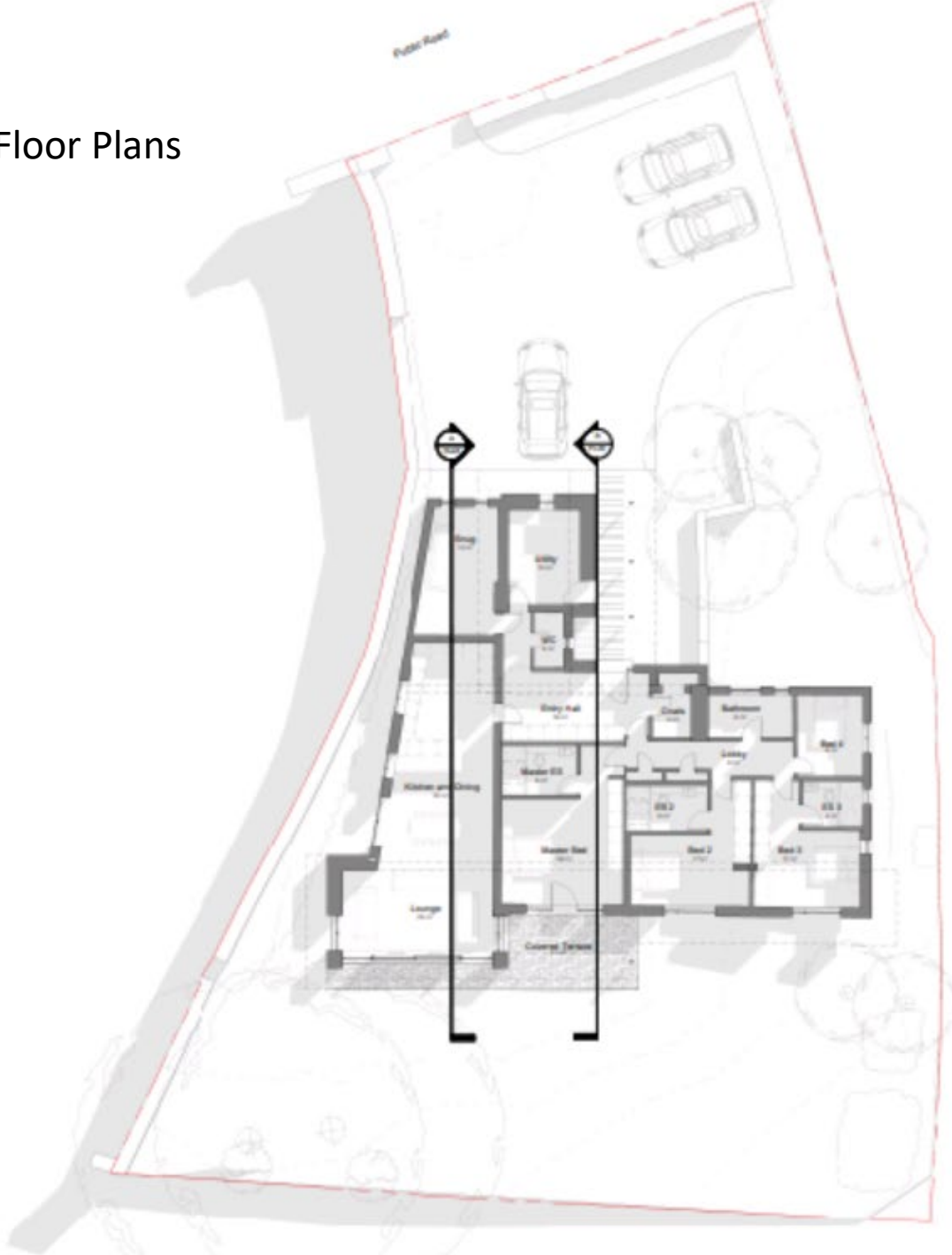


Existing West Elevation

Proposed Site Plan



Proposed Floor Plans



Proposed Elevations



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

Proposed sections



Section A



Section B













Public footpath

Public bridleway

View from public right of ways



