



**Lake District
National Park**

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

Application number:	7/2025/5155
Application type:	Full Planning application
Applicant:	Mr Chris White
Location:	2 Calgarth Farm Cottages, Troutbeck Bridge, Windermere, LA23 1HZ
Grid reference:	340176 499599
Proposal:	2 storey side extension and single storey rear extension
Report prepared by:	Catherine Campbell, Area Planner
Report agreed by:	Neil Henderson, Planning Manager
Recommendation:	REFUSE

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 2 Calgarth Farm Cottages is one half of a pair of semi-detached properties, accessed off Old Hall Road, a private road in Troutbeck Bridge. Calgarth Hall, a Grade I listed building is to the east of the application site.
2. Planning permission is sought for a two storey side and single storey rear extension and roof terrace.

3 Representations

- 3.1 Windermere and Bowness Town Council: Refusal.
 - Incongruous design and appearance.
 - The building currently exhibits typical vernacular features and has a linked symmetry with the semi-detached property next door. The ultra-modern North/rear extension is entirely inconsistent with the traditional design and the use of anthracite aluminium cladding and glass is entirely out of keeping.
 - The proposed extension will be overbearing in relation to the semi-detached house next door.
- 3.2 Five letters of representation have been received in support of the application raising the following:
 - Proposed extensions are in keeping with the character of the existing property and the surrounding area.
 - Modest development will enhance the functionality of the property without compromising the natural beauty of heritage of the National Park.
 - the development is modest and includes features to compliment the structure such as natural stone facing and matching roofing slate as per the existing on sloped elevations, which is not overlooked or visible unless accessed privately in any direction other than by the neighbouring holiday home.
 - Buildings need to grow and evolve otherwise the building will be rendered unfit for purpose of modern living.
 - By simply expanding the building you retain most of the original character and charm of the property. Whilst continuing to provide housing for a local family.
 - An example of a totally new redevelopment are the 2 (nearby) totally new builds on Old Hall Road called (Edlan Place 1 and 2). These are completely out of character for the buildings in the Old Hall Road area - but planning permission was granted.
 - No impact to no.1 Calgarth Farm Cottages

- In view of the applications that have been approved over the previous decade to properties on Old Hall Road fronting Lake Windermere I am astounded that Windermere Parish Council have indicated refusal on the basis that the construction is incongruous in its design and hope the authority have a better perspective on an application for a fully occupied domestic property providing a home for a local family who live and work in the area and who have a child who attends a local school having done so for the past 15 years.
- Since the applicants have lived in the property they have sensitively restored and maintained it.
- Benefit of allowing a long-standing local family to remain in their home through a carefully considered improvement.

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
- Policy 07: Historic environment

- 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 are no actions relevant to this application within the Windermere, Bowness and Troutbeck Bridge Community Plan 2009.

5 Main issues and assessment

5.1 The proposed extension and alterations to an existing dwelling are acceptable in principle and in accordance with the spatial strategy set out in Policy 02.

5.2 The main issues in this assessment are:

- Design, appearance and impact on the character and appearance of the area
- Residential amenity

Design, appearance and impact on the character of the area

- 5.3 Nos. 1 and 2 Calgarth Farm Cottages are a pair of dwellings symmetrical in appearance. The proportions of the houses with the prominent gables, angles of the roof slopes, overhanging eaves with timber detailing, fenestration proportions and style, and the symmetry of the dwellings are evocative of the Arts and Crafts style. Given this, I consider that the dwelling contributes to the discovery and appreciation of a rich cultural landscape, one of the attributes of outstanding Universal value of the English Lake District World Heritage Site.
- 5.4 The proposals would result in a two-storey side extension of a design to match the style of the existing house. The single storey rear extension would be of a different style, with the use of stone to the north and east elevations, a dark fascia board around the extension, and dark framed windows and doors. It would have a flat roof, part of which would provide a roof terrace surrounded by a glass balustrade, accessed from the first floor of the side extension. The rear extension would project from the proposed two storey extension.
- 5.5 I consider that the form and character of the two-storey side extension respects the character of the building, due to the height of the extension and its depth which would be subservient to the existing dwelling, and its design with roof pitches similar to those of the existing building.
- 5.6 I consider that the rear extension however, would, due to its form, size and the proposed materials, be at odds with the character of Calgarth Farm Cottages, where the existing symmetrical design and proportions, and Arts and Crafts characteristics contribute positively to the built environment. The extension would be at odds with the existing character wrapping around the rear gable and introducing a large horizontal element to a building with a strong vertical emphasis. I consider therefore that the proposal would result in a dominant, unsympathetic addition to the dwelling, and as a consequence would adversely impact the character and appearance of the area.
- 5.7 In summary the proposals by reason of their form and design, would neither reflect nor respond to the local character and distinctiveness of 2 Calgarth Farm Cottages, and the adjoining property 1 Calgarth Farm Cottages, and would be an incongruous addition to the dwelling at odds with both the existing building and the surrounding built form.
- 5.8 The applicant has provided additional details to support their proposal. They state that the rear extension would be 'limited in visibility from public viewpoints by its rear facing position and by screening provided by the boundaries and natural green screening provided by the rear garden. The rear of the property faces out to extensive private fields and holds a very private positioning. The flat roof design allows the rear extension to sit low in the land. The use of painted roughcast render along the western elevation allows the single storey extension to blend seamlessly into the 2-storey gable. The use of local stone facing across the rear elevation, breaks up the larger areas of glazing and provides a more traditional appearance, which complements both the original cottages and the local area'.

- 5.9 I acknowledge that public views of the property are limited, particularly as Old Hall Road is a private road. However, I do not consider that the limited visibility of the proposal to the public outweighs the harm I have found to the impact of the development on the character and appearance of the dwelling, particularly given the relationship to nos. 1 Calgarth Farm Cottages.
- 5.10 I consider that the proposal would fail to reinforce local character and distinctiveness, and would not preserve and enhance the character and integrity of the built environment and would not be sympathetic to local character or maintain a strong sense of place.
- 5.11 As such, the proposal would fail to conserve and enhance the character and quality of the built environment and local landscape and fail to deliver a high standard of design. It would be contrary to the Policies 01, 02, 05, 06 and 07 of the Local Plan, the Design Code Supplementary Planning Document, and the NPPF.

Are there any matters that would outweigh the harm identified?

- 5.12 The applicant has outlined what they believe to be a fallback position in respect of permitted development rights, including a detached outbuilding and a rear extension, and how they consider that these fallback options would 'potentially have far greater impact on the existing cottage and wider context of the Lake District National Park and World Heritage Site' and that 'The applicant would be happy to accept the removal of permitted development rights, if the current application is approved'.
- 5.13 We have to consider the application before us, but even if that were not the case, I do not agree with the applicant's interpretation of what could be built under permitted development in respect of the size of a rear extension. Neither do I consider that the provision of an outbuilding, detached from the dwelling, would have the same impact as the proposed extension, given the characteristics of nos. 1 and 2 Calgarth Farm Cottages as a building pair. As such, I do not consider that the applicant's fallback position in respect of permitted development rights overcomes my concerns as detailed above.
- 5.14 Representations received and comments from the applicant state that the proposals would allow the applicant and their family, who have lived at the property for 15 years, to remain in the house and part of the community. Whilst I acknowledge these comments, these matters are personal circumstances which are rarely of material weight in the determination of an application. Given that families often outgrow their accommodation, it would set an unfortunate and highly repeatable precedent, to permit harmful development on the basis of such personal circumstances.
- 5.15 The applicants have provided details of what the property looked like when they purchased the house and I recognise and welcome that they have carried out works which have improved its appearance and retained its character. This does not however provide justification for approving an extension which would in my view cause harm to its character.

- 5.16 I do not therefore consider that there are any matters of sufficient weight to outweigh the conflict with the provisions of Policy 01, 02, 05, 06 and 07 of the Local Plan, and the Design Code SPD.

Residential amenity

- 5.17 As referred to above, the application site is a semi-detached property, with no.1 Calgarth Farm Cottages adjoining to the south east. The proposed rear extension would extend beyond the rear wall of the dwelling by approximately 2.6 metres and have a flat roof of approximately 2.8 metres in height. It would be set approximately 2.3m from the boundary wall with no. 1 Calgarth Farm Cottages. There would be no windows within the east elevation facing the neighbouring property.
- 5.18 The extension would be a noticeable addition from no.1 Calgarth Farm Cottages, and I appreciated that there would a change from my site visit. However, due to the extension's height and depth and distance from the boundary, I do not consider that the extension would have a detrimental impact on the residential amenity of the neighbouring property.
- 5.19 As such, I am satisfied that the development would not have an unacceptable impact on amenity due to visual intrusion, overlooking, overshadowing, overbearing effect, or other adverse impacts. The development is acceptable in terms of its impact on amenity and satisfies the requirements of Local Plan Policy 06, the Design Guide SPD, and the NPPF

Other Matters

- 5.20 The application site is located close to Calgarth Hall, a Grade I listed building. Given the proximity to the hall and appearance of the dwellings, it is likely that the application site was constructed in connection with Calgarth Hall and farm. However, given the distance and intervening landscape, I consider that the proposal would have a neutral impact on the setting of the listed building, as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 07 of the Local Plan.

6 Conclusion

- 6.1 The proposed development fails to satisfy relevant development plan policies and does not amount to sustainable development as set out the National Planning Policy Framework for the reasons set out below.
- 6.2 The development would not result in public benefits sufficient to outweigh this harm.

RECOMMENDATION:	REFUSE
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Conditions/Reasons

- 1 The proposed extensions, by reason of their form and design, would neither reflect nor respond to the local character and distinctiveness of 2 Calgarth Farm Cottages, and the adjoining property 1 Calgarth Farm Cottages and would be an incongruous addition to the dwelling at odds with both the existing building and the surrounding built form. The rear single storey extension, by reason of its form, size and materials would be at odds with the character of Calgarth Farm Cottages, where their existing symmetrical design and proportions, and Arts and Crafts characteristics contribute positively to the built environment. The proposal would result in a dominant, unsympathetic addition to the dwelling, and as a consequence would adversely impact the character and appearance of the area.

The proposal would fail to reinforce local character and distinctiveness, and would not preserve and enhance the character and integrity of the built environment and would not be sympathetic to local character or maintain a strong sense of place.

It would therefore be contrary to Policy 01 (National and International Significance of the Lake District), Policy 02 (Spatial Strategy), Policy 05 (Protecting the spectacular landscape), Policy 06 (Design and development), and Policy 07 (Historic environment) of the Lake District National Park Local Plan 2022-2035, the Design Code Supplementary Planning Document, and the National Planning Policy Framework.

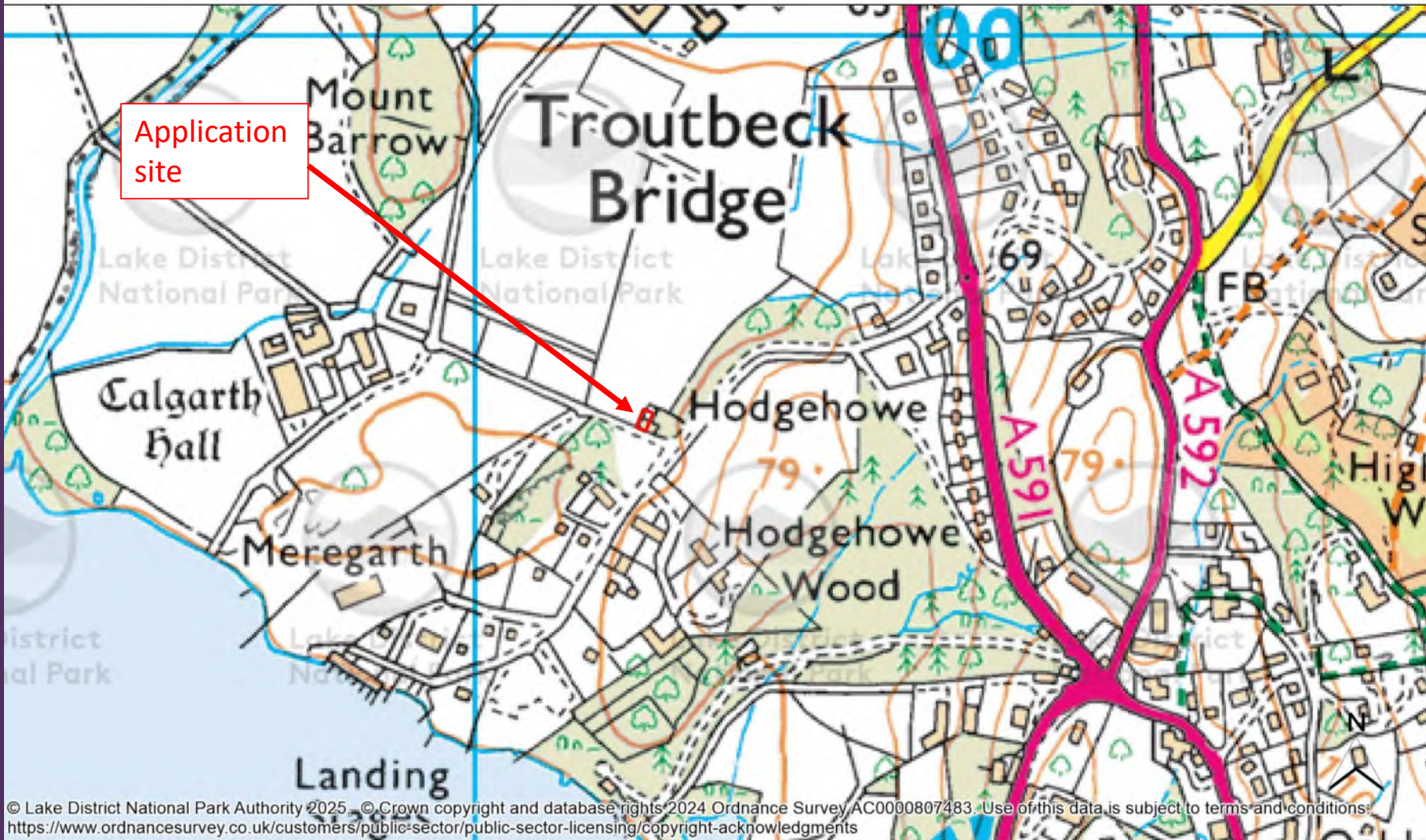
Background papers

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.

7/2025/5155

2 Calgarth Farm Cottages

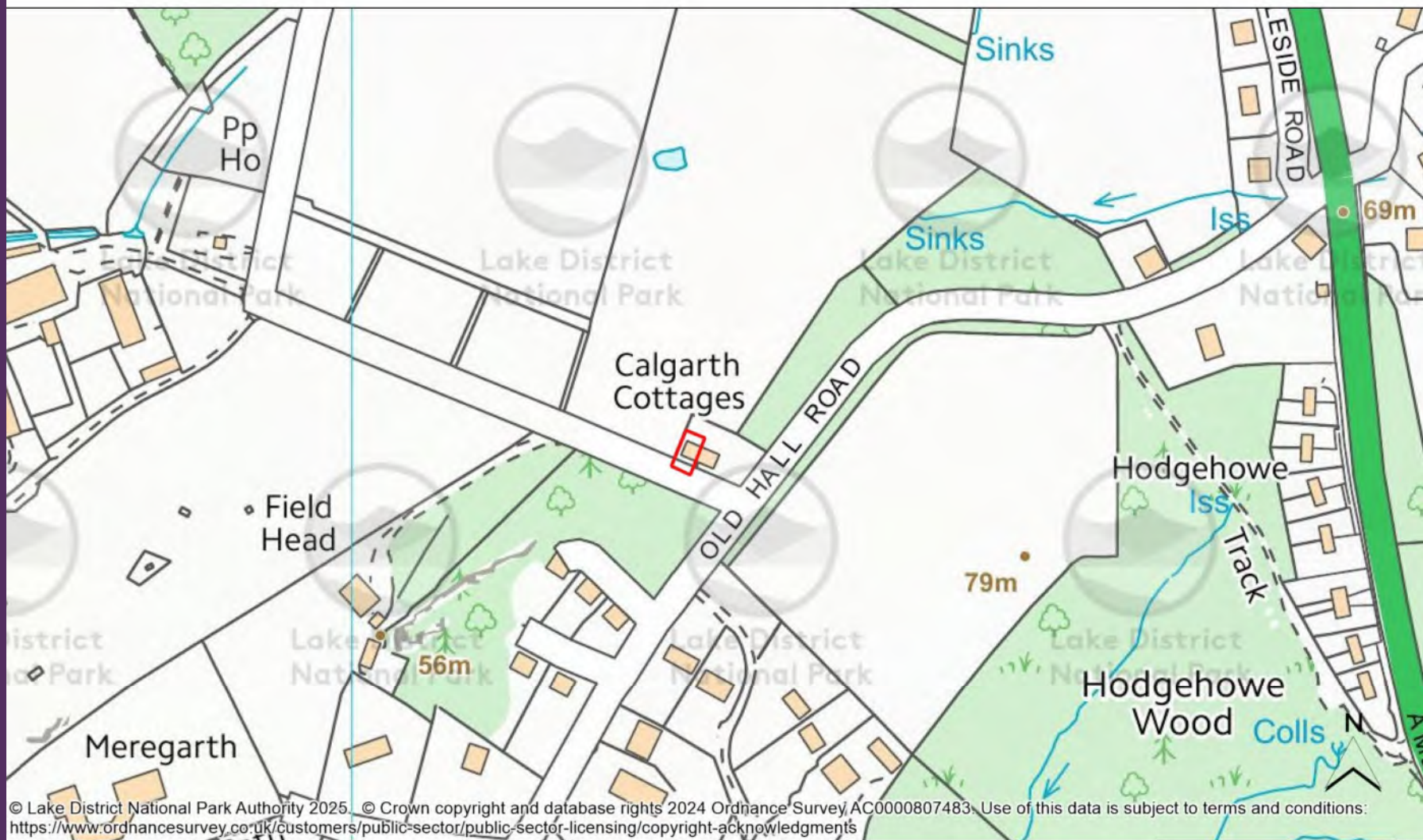
2 storey side extension and single storey rear extension



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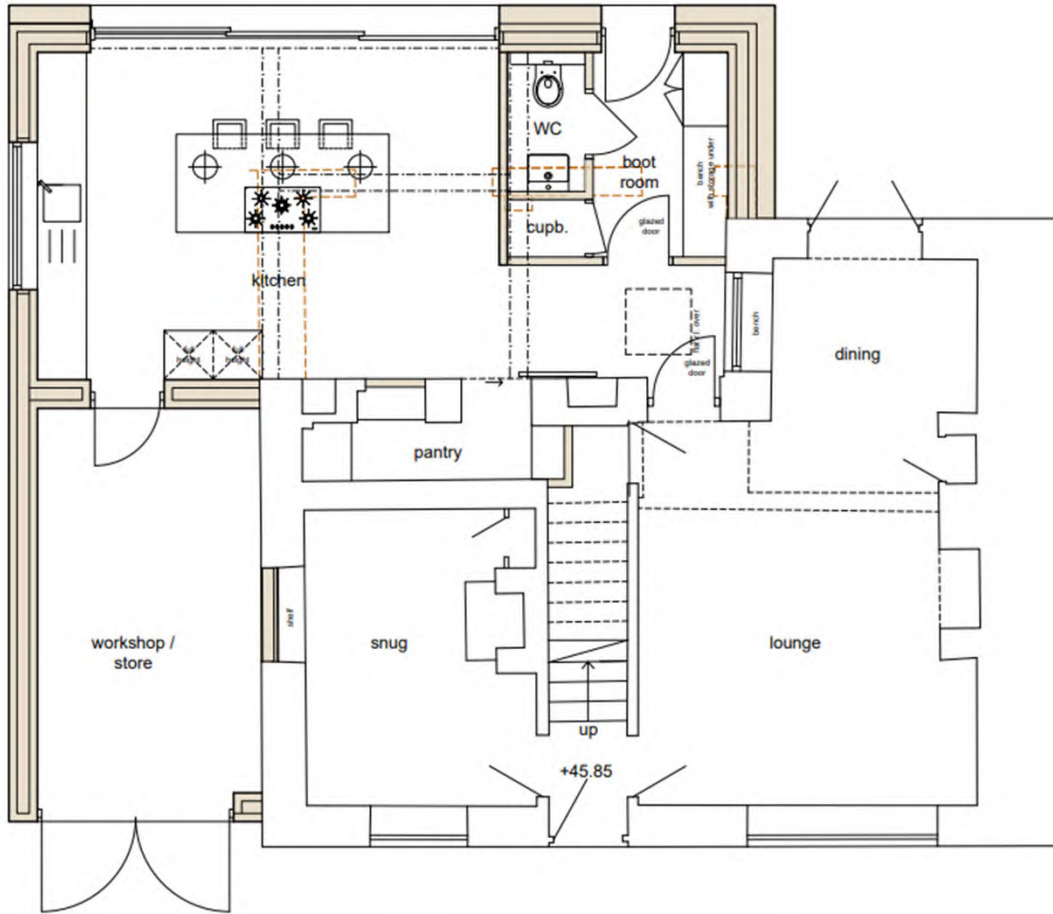




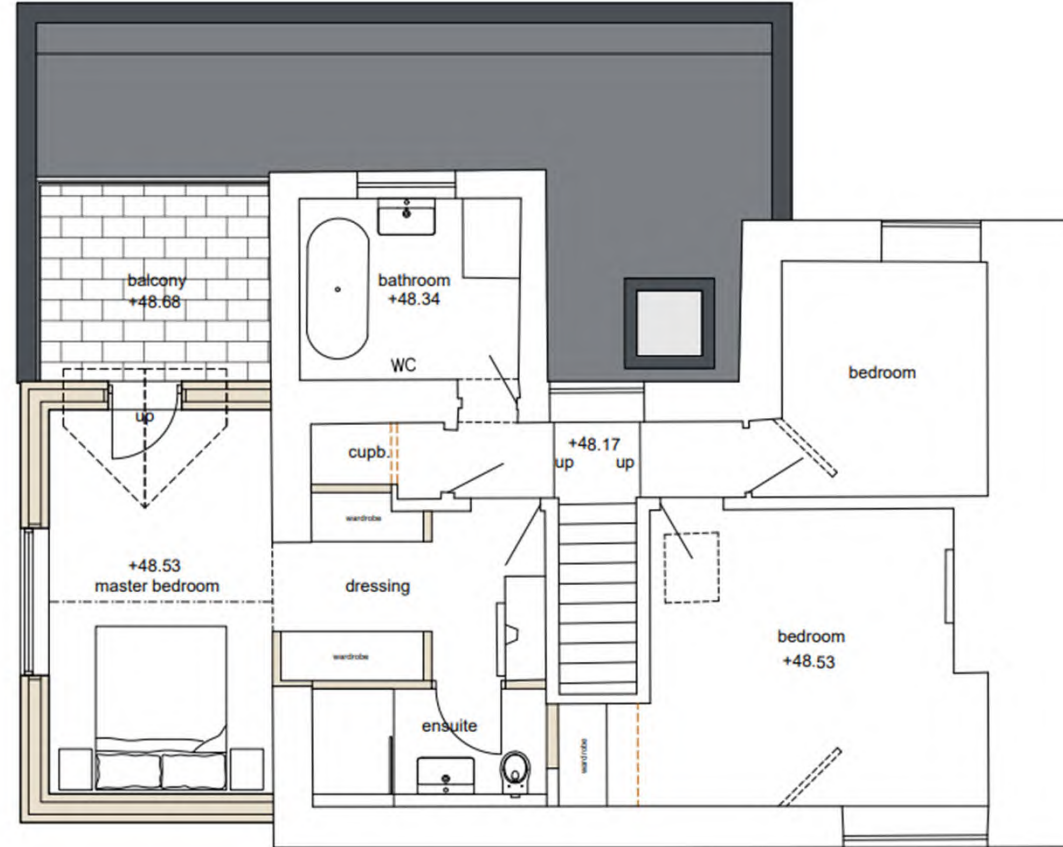




PROPOSED GROUND FLOOR



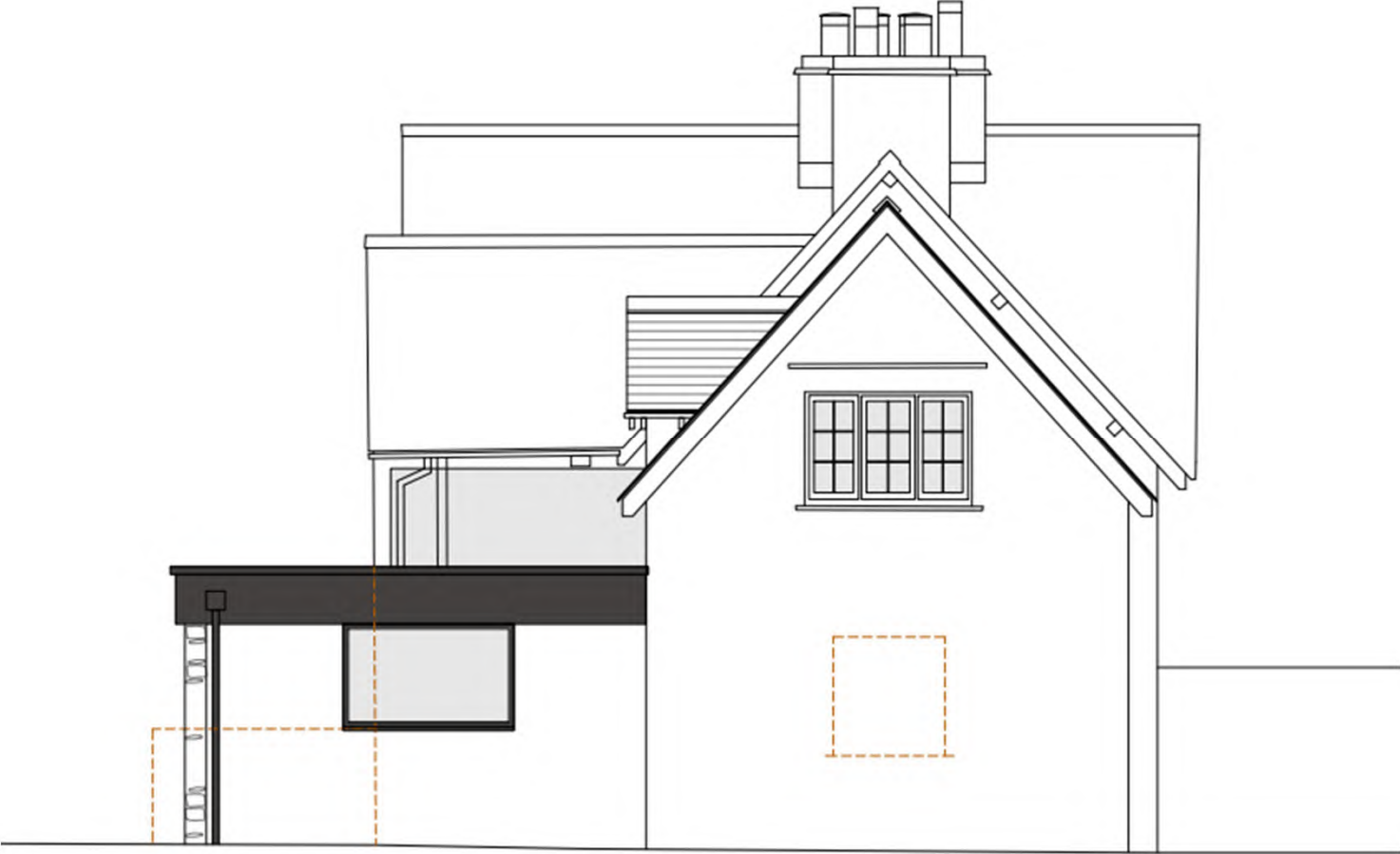
PROPOSED FIRST FLOOR



PROPOSED FRONT (SOUTH) ELEVATION



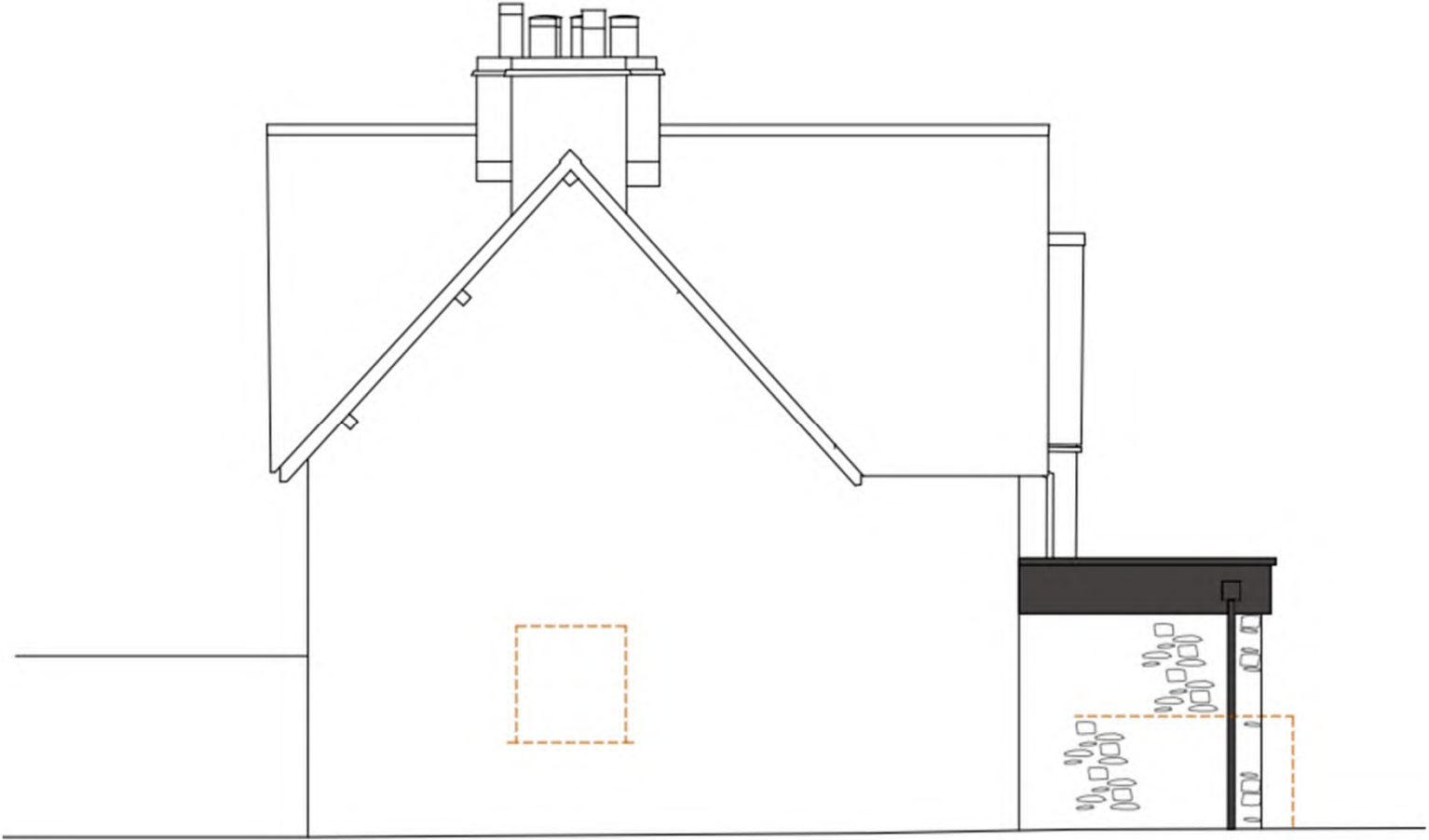
PROPOSED SIDE (WEST) ELEVATION



PROPOSED REAR (NORTH) ELEVATION



PROPOSED SIDE (EAST) ELEVATION



Proposed 3D renders provided by applicant – illustrative only



Proposed 3D renders provided by applicant – illustrative only



