

Hindley Farm

Single storey extension to dwelling

Design and Access statement



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Introduction

Hindley is a small village in the parish of Stocksfield, it sits just to the south of Stocksfield village in Northumberland. To the west is Broomley and Whittonstall to the east. It is south of the River Tyne.

The village contains around 20 houses, many of which have been converted from agricultural use into dwelling houses. Hindley Farm was constructed as a dwelling house and remains as such, it forms one of three attached dwellings that sit to the east of the road which accesses the village.

This application consists of a single storey side extension to the dwelling house.

The brief

Hindley Farm is a dual double pitched roof property with a lean-to rear extension, the house is constructed in a traditional manner and has remained on the whole as it was constructed originally.

Our clients appointed Doonan Architects to scope options to improve their living arrangements including:

- to create additional bedroom space
- Improve the relationship of the existing house with the garden
- Create a living, kitchen and dining area appropriate for modern day living

Planning history

There are no records on Northumberland County Council's planning database relating to this property at Hindley Farm.

A pre-application enquiry was submitted to Northumberland County Council in 2022 (ref: 22/00203/PREAPP) which has been helpful in shaping the proposals within this planning application.

The proposals

These proposals have been designed following feedback from Northumberland County Council in their response to a pre-planning application (reference 22/00203/PREAPP). The proposals have significantly been reduced from their original scale and consist of:

A single storey side extension to the dwelling house

The proposal is for a single storey side extension to the existing dwelling house. The proposal is entirely domestic in nature.

The existing house is of stone and slate construction with PVC windows and doors. The proposal will ensure that the existing house remains legible as it was originally constructed. It is proposed the new extension will use stone and slate to match the existing house and surrounding agricultural buildings

in the area. In addition the extension has been designed with large glazed openings to replicate a barn aesthetic, given the many surrounding traditional agricultural buildings in the vicinity. The large glazing design features have been selected to pick up on local modern vernacular at nearby properties of Summerside and The Orangery.

The extension is separated from the mass of the existing house via a flat roofed glazed link to ensure the building is read as a separate mass to the existing building in order to reduce its impact.

The dual pitched roof of the main house has been replicated in the proposed single storey extension to maintain a low roof profile and provide a rhythm of subservient structures to the host property.

Currently Hindley Farm has a dual approach via both the south and north tracks. The access is proposed to be retained as existing.

Planning Policy Discussion

The issues for consideration in the determination of this application include:

Principle of development

The application site is located within the open countryside Policy STP1 of the Northumberland Local Plan applies in relation to the type of development that can be accommodated within the open countryside, which includes ‘the conversion, extension or redevelopment of existing buildings’ under criterion f.

Hindley Farm lies within Green Belt designated area where development is strictly controlled.

The Government attaches great importance to Green Belts in the NPPF. Paragraphs 147 - 149 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt is clearly outweighed by other considerations. It is considered that the construction of new buildings should be considered as inappropriate in the Green Belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. This is reiterated in Local Plan Policies STP 7 and STP 8.

The Framework does not define ‘disproportionate’. As such consideration of proportionality is a matter of planning judgement taking into account a range of factors including height, floorspace, volume, design and the configuration of the plot, dwelling and proposal.

The pre-planning application enquiry has significantly informed the development of the proposal to extend the existing house with the proportions being adjusted following feedback in this process.

Hindley Farm is a dual double pitched roof property with a lean-to rear offshoot, the house, as part of the resultant terrace has been constructed with and maintained a traditional sense of character as well as its linear form. The existing use of the building is entirely domestic.

The house is of stone and slate construction with simple windows and doors. It is proposed to extend the existing house with a single storey extension, the new extension would protrude from the east facing side elevation, will use stone and slate to match the existing house and surrounding agricultural buildings and will retain the domestic use of the building.

It is proposed to create a glazed link with flat roof link to the east elevation which extends into a double pitched kitchen living dining room extension and is subservient to the host dwelling. The glazed link serves as a visual break between the existing building and the extension, whilst the double pitched roof makes reference to the form of the host property providing an element of symmetry from the east elevation and being clearly a subservient addition to Hindley Farm.

The proposal is single storey and has been much reduced in terms of scale and number of glazed openings from the proposal in the pre-planning application enquiry, the revised proposal is considered to compliment the host property with the glazed link providing a visual separation between the host building and the extension which has been designed to sit in the rural environment and have the appearance of a barn conversion. Visibility from the public highway and footpaths will be limited, from the north approach the full elevation of extension will not be visible due to the topography of the site, from the south and east the extension will not be visible, due to its siting on the gable it will not be visible from the west.

The site is also within a continuous row of dwellings. The proposed extension is situated to the east of a linear set of houses, as a result the harm of the proposal to the openness of the Green Belt would be minimal due to the layout of the existing buildings.

The scale of the proposal would not be inappropriate development in the Green Belt, nor would it result in a disproportionate addition over and above the original building, due to the topography and design there is a high level of screening, therefore it is considered that the proposal would not have a greater impact on the openness of the Green Belt over that of the existing building

Nearby at Hindley Hall Lodge planning permission was granted for a volumetric increase of 62% in 2022 (ref: 22/00366/FUL), the principle was established due to the use of high quality materials, and the discrete proposal which would not be overbearing due to its low visual impact of the proposals upon the surrounding area. As highlighted above this proposal includes materials of high quality, and is designed to sit within the landscape without incurring an overbearing impact upon the surrounding area.

The host property has a volume of 644m³ and the proposed extension is 285m³.

Therefore the proposal accords with policies STP1, STP7, STP8 and HOU9 of the Northumberland Local Plan; and is in conformity with the provisions set out within the NPPF.

Design

The pre-planning application enquiry response has considerably shaped the design of the proposal which has been reduced in scale and design.

Policy QOP1 of the Northumberland Local Plan sets out the design principles for proposals in that they should have a positive contribution to the local character and their relationship with surrounding buildings; have regard to the existing built form of the area in terms of height, scale, massing, connectivity and local architectural styles; include high quality materials; respect the surrounding environment; are functional for their use; not cause harm to existing or future amenity; incorporate biodiversity enhancements wherever possible; and ensure the longevity of buildings. Policy QOP2 requires proposals to have a high standard of amenity for existing and future users living in, working or visiting the local area; and have a positive impact on the area through preserving the local character, not being overbearing or visually obtrusive, including appropriate landscaping appropriate for the development whilst ensuring an appropriate level of privacy are incorporated into the design. Proposals should not have a negative impact on noise, disturbance, odour or gases or other emissions. Northumberland Local Plan Policy QOP6 emphasises the importance of well-designed places, recognising the importance of any relevant design guidance in forming proposals. In the absence of a Northumberland Design Guide a pre-planning application enquiry was submitted to enable early discussion on design proposals, the results of which have shaped the submitted documents.

Housing Policy HOU 9 recognises proposals for extensions will be supported where they are well related and subordinate to the existing building, do not have an impact on the amenity of neighbouring properties, respects the style and character of the existing property, and retains a satisfactory sized garden and off-street parking arrangements.

Hindley Farm forms the eastern portion of a terrace with a dual double pitched roof and a lean-to rear extension. The terrace has been constructed with and maintained a traditional sense of character as well as its linear form. The existing house is of stone and slate construction with PVC windows and doors. It is proposed the new extension which would protrude from the east facing side elevation, will use stone and slate to match the existing house and surrounding agricultural buildings. It is proposed to include a glass link to the extension which enables the extension to be read as a clear addition to the host building, examples of developments which have included glass as a material in various sensitive historical settings, including sites within Green Belt designated land, is provided below.

See images below for examples of glazing work by Doonan Architects in sensitive settings.



Left: Example of barn conversion with new large south westerly openings, Northumberland (Scheduled Monument, Listed Building, National Park and World Heritage Site)

Right: Newcastle, Glazed link to Listed Building extension



Northumberland, Example of lightweight glass extension on a Listed Building linking the main house with outhouses.

Garden Room extension, Listed Building,
Green Belt



Glazed courtyard infill at Matfen Hall Hotel,
Listed Building

Dining Room extension,
Walwick Hall, Listed Building,
World Heritage Site



With the absence of design guidance for the site area good design principles can be drawn from other Design Guidance in Northumberland, particularly within protected landscape areas.

Northumberland Coast AONB and the North Pennines AONB both state that ‘The juxtaposition of a contemporary extension to the main body of an existing building can best be handled by contrasting an extremely lightweight and transparent structure using high quality materials and detailing either for the extension or as a link to a heavyweight masonry component. The transition from old to new allows the form of the original building to be clearly identified and conserved.’ Examples of glazed links used on various historic buildings including an extension can be seen in the examples above.

This proposal has embraced that approach with the lightweight link ensuring the separation of the extension from the main body of the host building to ensure that the original building retains its linear form with a later addition to the host property. This is reinforced with the single storey extension which is a clear subordinate addition to the dwelling and in a style which compliments its surroundings.

This proposal would involve glazed openings which are typical in size of a cart shed door opening, picking up on the agricultural setting of the host property and its surroundings. The glazed link creates a visual break between the original building and the extension, and helps to enhance the subordinate nature of the proposed addition to the dwelling.

The dwelling house has no planning history, and has not been extended. The house is read as a block which consists of three dwelling houses and the proposal to extend the property is separated visually from the host block of buildings via a glazed link.

The proposal will retain an adequate sized garden for the property, and off street parking will be retained. Neighbouring properties amenity will not be impacted due to the site layout, and the proposal being placed on the end of the gable of the existing property. To the north, east and south of the proposal are large gardens providing adequate separation distances between the extension and boundaries the site boundary.

It is considered that the proposal is a proportionate addition to the host property having regard to paragraph 149 (c) of the NPPF and therefore would not be inappropriate development within the Green Belt. The proposal is domestic in nature, a subservient addition of good quality design appropriate to the host building using materials that are suitable for the location. The development is therefore considered acceptable in principle in accordance with Policies STP 7, STP 8, QOP 1, QOP2, QOP 6, and HOU 9 of the Northumberland Local Plan and the principles set out in the NPPF.

Amenity

The proposal will retain an adequate sized garden for the property, and off street parking will be retained. Neighbouring properties amenity will not be impacted due to the site layout, and the proposal being placed on the end of the gable of the existing property. To the north, east and south of the proposal are large gardens providing adequate separation distances between the extension and boundaries the site boundary.

The proposal would not have an adverse impact on the amenity of neighbouring properties or adjacent land uses. The proposal accords with Policies HOU9 and QOP2 of the Local Plan and with the NPPF in this respect