



Planning and Heritage Statement for single storey side extension of annexe at Bankside House, Castle Eden.

On behalf of Philip Maddison

January 2024

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Rev	Date	Author	Reviewed	Approved
1	17/01/2024	Charly Wilson	Stephen Litherland	18/01/2024

1.0 Introduction

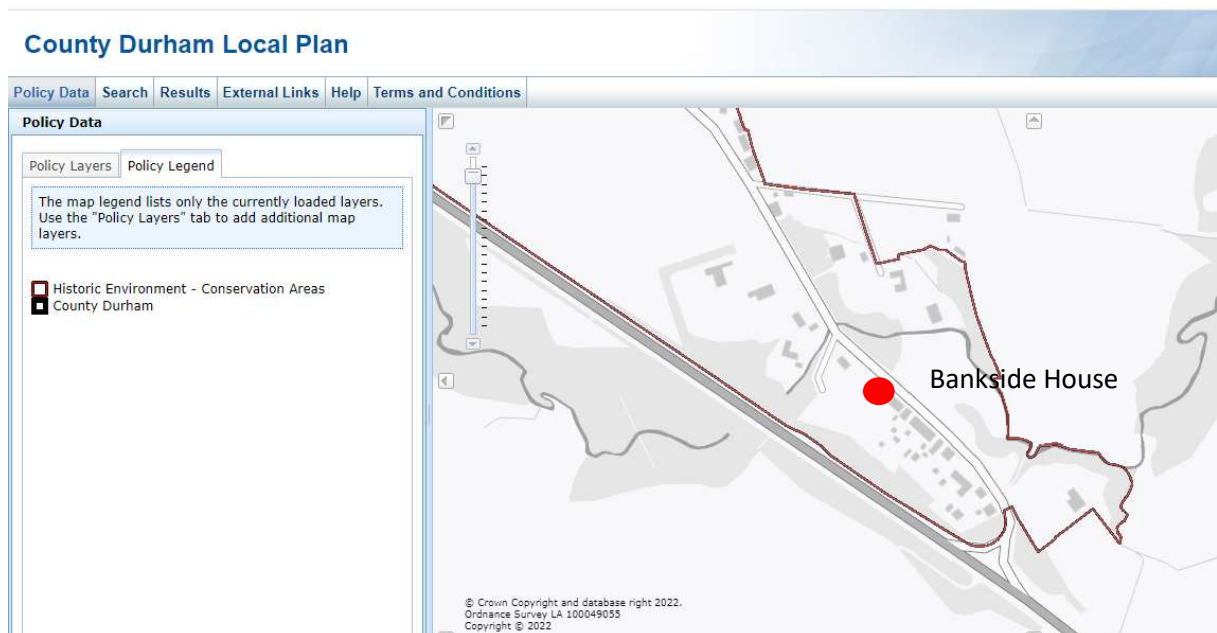
- 1.1 Origin Planning Services (the 'Agent') are submitting a detailed planning application on behalf of Philip Maddison (the 'Applicant') for the proposed single storey side extension to annexe at Bankside House, Castle Eden.
- 1.2 This document provides an assessment of the planning policy context and assesses the planning balance. This document should be read in conjunction with other validation documents and plans, outlined in the list below. The purpose of this statement is to support the proposal by setting out the context of the proposed development; outlining the policy framework relevant to the consideration of the planning application; and considering those matters relevant to land use planning and material to the consideration and determination of the subject planning application.
- 1.3 In support of this application are a suite of supporting documents, which comprises the following:

Validation Report	Author	Date
Full Package of Detailed Drawings	Gordon Thornton	January 2024
Planning and Heritage Statement	Origin Planning Services	January 2024

- 1.4 This Statement will set out the context of the weighted planning balance by considering the Development Plan and any material considerations which are relevant to this determination.

2.0 Site Context

- 2.1 The site comprises of a substantial two-storey detached house and two-storey outbuilding on land around it that lies within the rural settlement of Castle Eden. The house adjoins the end of a line of terraced and semi-detached houses, set quite close to the road. To the other side, the site has a wide road frontage, defined by a hedge and some mature trees. Beyond that are a pair of houses, Eden House and Mount House, which are set further back from the road and at a higher level.
- 2.2 The proposed development relates in particular to the residential annexe at the site.
- 2.3 The site lies within the Castle Eden Conservation Area as shown below.



Planning History

- 2.4 Of relevance to the site is the following planning history:
- DM/22/03003/FPA - Change of use from outbuilding to annexe, additional dormer window and replacement garage door (retrospective) – Approved March 2023
 - DM/23/00835/FPA - Erection of a 1.5 storey detached garage/home office and driveway – Approved November 2023

3.0 Castle Eden Conservation Area

- 3.1 The Conservation Area Appraisal which was produced in 2006 whilst forming part of the then District of Easington Council area states:

“Castle Eden is a small rural village and is one of the most attractive in the District of Easington. It has a dispersed layout and comprises groups of buildings within a landscape setting. It is the unifying quality of the landscape complemented by high quality buildings that gives the Conservation Area its special character.”

- 3.2 Bankside House lies in the area referenced in the Conservation Area Appraisal as the ‘Eden Vale Character Area’, which is described as follows:

“The Eden Vale area is the most heavily wooded of all the character areas where bands of woodland trees encircle the pockets of developed land. Here there are several large houses, in large plots largely hidden from view in their woodland setting.”

- 3.3 The Conservation Area Appraisal references the key important features of the Eden Vale Character Area to be the trees and the architecture indicating that;

“..... Although there are no listed buildings, the quality of design is high with particular emphasis on decorative features such as tall gables with bargeboards and decorative stone and brickwork.....”

4.0 Proposed Development

- 4.1 The application seeks permission for a single storey side extension to the annexe at Bankside House, Castle Eden.
- 4.2 As set out in paragraph 2.4, the outbuilding was granted planning permission in March 2023 to be used as a residential annexe.
- 4.3 The outbuilding comprises a lounge, dining/kitchen area, lobby and wet room at the ground floor and bedroom and dressing room at the first floor. The proposed extension would create a study room within the annexe.
- 4.4 Further details can be seen on the submitted plans.

5.0 Planning Policy Context

Development Plan

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, is relevant in determining planning applications and states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

5.2 The above legal requirement is also reiterated within the National Planning Policy Framework (2023). This section therefore examines the policies contained within the “Development Plan” which comprises the following:

5.3 The Statutory Development Plan for this site comprises the policies contained within the County Durham Local Plan (adopted 2020). The following policies are considered to be of relevance to the proposed development:

- Policy 10 – Development in the Countryside
- Policy 29 – Sustainable Design
- Policy 31 – Amenity and Pollution
- Policy 39 - Landscape
- Policy 44 – Historic Environment

Supplementary Planning Documents (SPDs)

5.4 Also, of relevance to this development site is the County Durham Residential Amenity Standards SPD which will be considered as part of this application.

National Planning Policy Framework (2023) (NPPF), National Planning Policy Guidance and Other Material Considerations

5.5 The NPPF was published in December 2023 and provides the national planning guidance against which this application will be determined and is a material consideration in the determination of this application. The NPPF is the most significant of material considerations and significant weight is given to this policy document.

5.6 The NPPF provides direction for decision making in planning applications stating that the both plans and decisions should apply a presumption in favour of sustainable development, meaning for decision makers (paragraph 11):

- *approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

The Presumption in Favour of Sustainable Development

5.7 The NPPF at paragraph 10 reaffirms the presumption in favour of sustainable development, reaffirming the three overarching objectives as follows (paragraph 8):

- a) ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) ***a social objective*** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) ***an environmental objective*** – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.8 These three objectives are considered to be interdependent and are to be pursued in mutually supportive ways to secure net gains across each of the objectives.

Achieving well-designed places

5.9 Section 12, paragraph 131 establishes that good design is a key aspect of sustainable development. Paragraph 135 guides decision makers to ensure proposal for new development are encouraged as follows:

- a) *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public open space) and support local facilities and transport network; and*
- f) *Create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Planning Practice Guidance (PPG)

5.10 The updated national Planning Practice Guide (PPG) supports the NPPF and provides guidance on its interpretation.

6.0 Planning Assessment

Principle of Development

- 6.1 Policy 10 of the Local Plan states that development necessary to support an extension of an existing dwelling or other householder development within the existing curtilage which is incidental to the enjoyment of the dwelling, including proposals to facilitate home working.
- 6.2 As aforementioned, the proposed extension would introduce a study within the existing residential annexe. This would therefore facilitate home working in accordance with policy 10.
- 6.3 Policy 31 of the Local Plan states that development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment and that can be integrated effectively with any existing business and community facilities. The proposal will also need to demonstrate that future occupiers of the proposed development will have acceptable living and/or working conditions. Proposals which will have an unacceptable impact such as through overlooking, visual intrusion, visual dominance or loss of light, noise or privacy will not be permitted unless satisfactory mitigation measures can be demonstrated whilst ensuring that any existing business and/or community facilities do not have any unreasonable restrictions placed upon them as a result.
- 6.4 The proposed single storey side extension is considered to be of a scale and layout appropriate to provide adequate living and working conditions for any current or future occupiers. The extension incorporates one new window to the front elevation and one new window to the side elevation. Given there are already existing windows at both of these elevations it is deemed there will be no additional impact in terms of overlooking, visual intrusion, visual dominance or loss of light, noise or privacy than existing.
- 6.5 Overall, it is considered that the proposed extension will benefit the property by providing a new area for study/home working whilst ensuring there are no adverse impacts on the surrounding area and therefore accords with local and national policy.

Scale, Layout and Design

- 6.6 Chapter 12 of the NPPF is concerned with 'Achieving well-designed places', stating in paragraph 124 that the '*Creation of high quality buildings and places is fundamental to what planning and development process should achieve. Good design is a key aspect of sustainable development creates better places in which to live and work and helps to make development acceptable to communities*'.
- 6.7 Policy 29 states that proposals for alterations and extensions to residential property, and development associated with the incidental enjoyment of a dwelling, should ensure the

development is sympathetic to the existing building(s) and the character and appearance of the area in terms of design, scale, layout, roof design and materials.

- 6.8 It is considered that the development is sympathetic to the existing annexe given it is of a small scale and has been designed to use materials matching the existing building.
- 6.9 Policy 39 states that development affecting Areas of Higher Landscape Value defined on Map H, will only be permitted where it conserves, and where appropriate enhances, the special qualities of the landscape, unless the benefits of development in that location clearly outweigh the harm.
- 6.10 Given the proposal is only for a minor extension on an existing building and is located within an area of residential curtilage it is considered there will be no detrimental impact on the qualities of the landscape in the surrounding area.
- 6.11 To conclude, we consider that the development will be sympathetic to the existing annexe and surrounding area/landscape and would therefore accord with local and national planning policy.

Impact on Conservation Area

- 6.12 Policy 44 of the local plan states that in determining applications, particular regard will be given to the following:
- f. the demonstration of understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the conservation or enhancement of the asset;
 - g. the manner in which the proposal responds positively to the findings and recommendations of conservation area character appraisals and management proposals; and
 - h. respect for, and reinforcement of, the established, positive characteristics of the area in terms of appropriate design (including pattern, layout, density, massing, features, height, form, materials and detailing).
- 6.13 As aforementioned the development seeks permission a single storey side extension to the existing annexe. As set out in the appeal decision associated with the previous permission (appeal reference: APP/X1355/W/17/3175702) *'the Council's appraisal of the Castle Eden Conservation Area draws attention to the importance of the landscape setting of the village's dispersed pattern of development. I agree that the sense of enclosure and permeation by the surrounding landscape makes a positive contribution to the character of the conservation area and of the setting of non-designated heritage assets, including Bankside House. However, in my assessment the appeal proposal would be a relatively minor domestic addition that would not significantly alter the perception of the landscape in this part of the conservation area. The*

character of the conservation area and the setting of heritage assets would effectively be preserved and there would be no harm to their significance.'

- 6.14** It is considered that the above justification confirms the acceptability of further minor domestic alterations in this case the proposed extension to the residential annexe and is therefore in accordance with policy 44.

7.0 Summary

- 7.1 This planning application seeks planning permission for single storey side extension of existing annexe at Bankside House, Castle Eden.
- 7.2 With regard to the principle of development it is considered that the development will enhance the property by introducing an area to facilitate study/home working. In regard to the design of the development it is deemed that the small-scale nature of the extension and proposed material pallet would be in keeping with the existing building and there will be no detrimental impact on the landscape or conservation area.
- 7.3 This supporting planning and heritage statement has demonstrated that the proposal accords with the Development Plan and the NPPF and therefore the application should be granted planning permission without delay.