From:Dethick Lea & Holloway Parish Council
Sent:25 Sep 2022 10:33:28 +0100
To:Development;Anthony, Laura
Subject:RE: Planning Application Comments - AVA/2022/0107

Dear AVBC Planning Department

Re: AVA/2022/0107 - Normanhurst Leashaw Holloway Derbyshire DE4 5AT

ADDITIONAL COMMENT FROM DETHICK LEA AND HOLLOWAY PARISH COUNCIL IN REGARD TO THE SUBMISSION OF AMENDED PLANS.

The Parish Council notes the submission of amended plans in relation to the above application. The Council re-iterates the very significant concerns it reported in February on examination of the initial plans (copy below). We note the change from porthole windows to rectangular windows, which is welcome, but our principal objections still relate to the use of larch cladding on an old vernacular stone cottage and the lack of any reference to any of the building guidelines set out for the Conservation Area, the DVMS Buffer Zone and the DLH Neighbourhood Plan.

Kind regards

Tony

Mr T Walker

Parish Clerk & Responsible Finance Officer

Dethick, Lea and Holloway Parish Council

[redacted]

COMMENT: Objection - The Council has very significant concerns about the proposed alterations to one of the oldest cottages near the historic core of the old hamlet of Holloway. These concerns centre on the quality of its design, the materials specified, the visual impact generated and the lack of any reference in the Heritage Statement to

either the Neighbourhood Plan, The DVMS Buffer Zone conditions or the NPPF which states at para 124 that: *Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*

Treating these in turn: we find the **design** of the proposed extension with porthole windows and the use of concealed glazing units set in timber cladding to be completely out-of-keeping with such an old building set within the Conservation Area. The DLH Neighbourhood Plan set out the principles of good design for the village and on page 68 states: *Windows with a vertical emphasis are encouraged, with most side hung casement types, or sash.* AVBC s Conservation Area Character Statement states: *Windows should be recessed by at least 75mm from the face of the wall. Traditional timber sash or flush fitting side-hung casement designs are most appropriate...modern window designs should be avoided...All woodwork should be painted and not stained. External doors should also be recessed and of timber construction with a paint finish.*

We similarly regard the external **materials** specified, larch cladding across all surfaces including the entrance door, to be out of keeping. The DLH NP states on page 67: *A simple palette of materials should be maintained for the village, with sand and gritstone the predominant finishes.* Similarly, the AVBC Conservation Area principles state: *Traditional architectural details should be retained on historic buildings, and incorporated in the design of extensions and new buildings. Features such as bargeboards, flat roofs, dormer-extensions, projecting roof lights, and non-recessed windows and doors will be discouraged....Usually, new buildings or extensions should reflect the features of historic buildings in the immediate locality.*

In recent years there have been several extensions to cottages which also sit on the old stone track leading down from Leashaw to Bracken Lane. These have received sympathetic stone-built extensions which have very much reduced the impact of the increase in bulk on what are later but similar vernacular cottages. However, there will be a very marked **visual impact** of the proposed extension: firstly, it creates a much larger decking area which pushes forward over the garden and becomes full width; secondly it is over-sized in that it is proposed to build it out to the track itself over existing garden and hedge boundaries and thirdly, its bulk and single pitch roof will render it quite out-of-keeping not only with its next-door cottage but also with its neighbours.

Finally, we regard the submitted **Heritage Statement** as failing to set out a justification for the proposal. We are surprised that its author has chosen to disregard the National Planning Policy Framework, the DVMS Buffer Zone criteria for development, and the DLH Neighbourhood Plan. Whilst the Statement acknowledging that the cottage sits within the DLH Conservation Area, it does not engage with any of the principles within it, as we have set out above. We therefore look to the AVBC Planning Department to apply the criteria set out in its own Conservation Area Character Appraisal and in the endorsed DLH Neighbourhood Plan.

Kind regards

Tony

Mr T Walker

Parish Clerk & Responsible Finance Officer

Dethick, Lea and Holloway Parish Council

[redacted]

From: Dethick Lea & Holloway Parish Council <dethickleaandholloway@gmail.com>
Sent: 03 March 2022 20:50
To: development@ambervalley.gov.uk; 'Anthony, Laura' <Laura.Anthony@ambervalley.gov.uk>
Subject: Planning Application Comments - AVA/2022/0107

Dear AVBC Planning Department

Dethick, Lea and Holloway Parish Council would like to make the following comments:-

AVA/2022/0107	**Normanhurst Leashaw Holloway Derbyshire DE4 5AT** Removal of existing conservatory and construction of a new dining room and porc replacement and extension of existing decking **COMMENT:** **Objection** The Council has very significant concerns about the proposed alterations to one o near the historic core of the old hamlet of Holloway. These concerns centre on the the materials specified, the visual impact generated and the lack of any reference Statement to either the Neighbourhood Plan, The DVMS Buffer Zone conditions o at para 124 that: *Good design is a key aspect of sustainable development, creat* *which to live and work and helps make development acceptable to communities.* Treating these in turn: we find the **design** of the proposed extension with porthole concealed glazing units set in timber cladding to be completely out-of-keeping with set within the Conservation Area. The DLH Neighbourhood Plan set out the princi the village and on page 68 states: *Windows with a vertical emphasis are encourag* *casement types, or sash.* AVBC s Conservation Area Character Statement states *recessed by at least 75mm from the face of the wall. Traditional timber sash or flus* *casement designs are most appropriate modern window designs should be avoid* *should be painted and not stained. External doors should also be recessed and of* *with a paint finish.* We similarly regard the external **materials** specified, larch cladding across all surf entrance door, to be out of keeping. The DLH NP states on page 67: *A simple pale* *be maintained for the village, with sand and gritstone the predominant finishes.* Si Conservation Area principles state: *Traditional architectural details should be retai* *buildings, and incorporated in the design of extensions and new buildings. Feature* *flat roofs, dormer-extensions, projecting roof lights, and non recessed windows an* *discouraged .Usually, new buildings or extensions should reflect the features of h* *immediate locality.* In recent years there have been several extensions to cottages which also sit on t

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Kind regards

T Walker

Parish Clerk & Responsible Finance Officer

Dethick, Lea and Holloway Parish Council

[redacted]