DELEGATED DECISION REPORT

HPK/2011/0403 **22/07/2011**	**WOODSEATS FARM** **WOODSEATS LANE** **CHARLESWORTH**	**RECONSTRUCTION AND EXTENSION OF OUTBUILDING TO FORM A SINGLESTOREY DOMESTIC GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Green Belt
- Visual Amenity
- Residential Impact
- Highway Safety

RELEVANT POLICIES

Adopted High Peak Local Plan (Saved Policies) 2008

GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
TR5 - Access, parking and design

RELEVANT PREVIOUS APPLICATIONS

HPK/2010/0427 – refused and upheld at appeal.

CONSULTATIONS

Publicity

Site Notice expiry date:2nd November 2010
Neighbour consultation period ends:22nd November 2010
Press Advert: N/A

County Highways

No objections subject to ancillary agricultural use by the applicant.

Police Crime Prevention

No comments.

Neighbours

No comments received.

OFFICER COMMENTS

Woodseats Farm forms part of a collections of agricultural and associated residential buildings located off Woodseats Lane, Charlesworth. The site sits within Open Countryside, Special Landscape Area and Green Belt.

This application seeks consent for the construction of a stone building 20 metres from the property known as Woodseats Farm. The building is part constructed in stone and measures 8.4 m in width,7.4 metres in depth and approximately 4 metres to the apex of the pitched roof. The submitted plans do not include proposed floorplans but show a number of variously sized openings in the external fabric. A side door and steps provide access to a loft area. The application states that the structure is intended for use as a garage with two openings large enough to accommodate a vehicle. One opening faces onto open field with no vehicular access. Accessing this garage door would require a new domestic access over agricultural land which is not included within this application.

The Council consider that the application comprises the erection of a new building in the green belt as the part completed works show the works are not repair but rebuilding and the location and size of the structure are at variance with any previous footprint on site.

The applicant's agent has stated that the property is proposed as an outbuilding for domestic storage not intended for residential occupation. When viewed on site the building would appear to be of double skin construction. Contrary to the views of the applicant's agent the LPA do not consider that the building sits within the defined residential curtilage of the original farm.

The matters outlined above lead the LPA to view the proposal as an application for a building which is tantamount to a new dwelling in the greenbelt. This view was supported at the recent appeal when the inspector dismissed the scheme as inappropriate development within the green belt.

In considering the merits of this proposal the LPA considered policy contained in Policy OC2 and PPG2 Green Belts. PPG2 provides clear guidance on development in such circumstances and provides limited circumstances where new development would be considered appropriate. These include essential facilities for agriculture, sport or recreation or limited alteration or extension of existing dwellings. This proposal falls outside the scope of this provision and is therefore inappropriate development by definition.

Notwithstanding this, the scale and form of the proposal is such that the LPA consider the works to be harmful to the character and openness of the Green Belt in this location. In particular the new access required to the garage would have an impact on both openness and the integrity of the green belt and would in itself be inappropriate development.

As such, the LPA consider that this application should be refused and enforcement action commenced to secure it's removal.

RECOMMENDATION : **REFUSE**

CASE OFFICER **Anne Jordan** **DATE** **16/09/2011**

PLANNING APPLICATIONS MANAGER