HPK/2011/0435

HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
14 SEP 2011

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10 Long Lane
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02 August 2011

Statement supporting Application for Planning Permission

The proposed development consists of the change of use of land adjoining 10 Long Lane (DY281958) from allotment to mixed horticultural and lawned gardens with attached garden buildings.

The purpose of this application is to relax the current restriction on the land adjoining 10 Long Lane so that it can be used as a garden and vegetable plot with the development of the pre-existing stone shed into a garden room and tool-shed. The land has been sold as part of the conveyance for 10 Long Lane since 1997. The owners at this time used the land as a garden area and it is understood that it was previously used by Mr Simpson as a rough garden plot since approximately 1986.

The sheds that existed on the site were stone built with asbestos roofs (see picture); the dangerous state of the walls and the crumbling roof meant that the shed has not been weather proof for some time and had begun to harbour vermin.



The Site and Surroundings

10 Long Lane is located to the north side of Long Lane, Charlesworth. It is part of a small cluster of cottages in different ownerships which all back onto the adjoining land (DY281958). They are all separated from the land by old stone sheds.

The curtilage of the land is edged in red and shown on the Ordnance Survey Plan Reference SK0093; this adjoins 10 Long Lane and makes up a single parcel of land edged in red on the Site Block Plan A. The area of DY281958 is approximately 494 square metres. This land consists almost entirely of lawn and garden space with garden sheds. The curtilage is marked by hedge, fencing and the rear walls of adjoining stone sheds. The garden also contains a number of small trees; neither the trees nor the hedges will be affected by the development.

The Proposed Development

It is proposed that single storey, stone garden rooms are built to replace and extend the sheds at 10 Long Lane and to rear of 14 Long Lane to provide weather-proof accommodation for leisure and homeworking. These buildings would be in keeping with the current buildings but enable the resident to work from home thereby reducing travel requirements and the carbon footprint. In addition, the land would be laid to lawn and gardens with a vegetable plot at rear.

The asbestos roofs had started to flake and deteriorate, the walls had become unstable and vermin were becoming evident. The proposal attempts to support conservation by replacing the building with using stone recycled from the old buildings and a red cedar wooden shingle roof made from renewable sources.

National Planning Guidance

The applicant has attempted to ensure the land is used sympathetically and will support the Authority in Delivering Sustainable Development. In line with PPS1, which encourages local planning authorities and developers to "deliver homes, jobs, and better opportunities for all, whilst protecting and enhancing the natural and historic environment, and conserving the countryside and open spaces that are vital resources for everyone"; this proposal will allow the applicant to continue to live and work in the High Peak.

Planning Policy Guidance Note 2: Green Belts introduced a general presumption against inappropriate development within Green Belts. Paragraph 3.4 of the Note says that the construction of new buildings inside a Green Belt is inappropriate unless it is for certain purposes. These include essential facilities for outdoor sport and outdoor recreation and for other uses of land which preserve the openness of the Green Belt. They also include the limited extension, alteration or replacement of dwellings.

The main purpose of the application is to improve the local building stock and improve the opportunity for using the outdoor space in a manageable way. It is intended that as a garden it would remain an open space, being the main outlook from the dwelling and facing north, and have no effect on the openness of the Green Belt.

Local Planning Guidance

The development plan for the area is the Local Plan for High Peak adopted in March 2005. Policy OC2 Development in Green Belts follows national policy and the same case for the applicant given above applies also to this local guidance. Policy OC1 (of the Local Plan) – Countryside Development permits development which is an integral part of the rural economy and which can only be carried out in the countryside provided that individually or cumulatively:

• the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and
• the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and
• the development will not have a significant adverse impact on the character and distinctiveness of the countryside.

The proposed development would meet all of the above criteria. It is essentially a private domestic development which uses an inconspicuous site for sustainable living in a countryside location.

Conclusion

The application seeks to relax the restricted covenant on the land adjoining 10 Long Lane and allow the re-building of a garden building which will be used as relaxation area/ storage space/ home working environment.