DELEGATED DECISION REPORT

HPK/2011/0312 **11/08/2011**	**FLY FISHERIES** **ARNFIELD RESERVOIR** **MANCHESTER ROAD** **TINTWISTLE**	**PROPOSED SIDE CONSERVATORY ON THE EXISTING ARNFIELD FLY FISHERY CLUBHOUSE** **(FULL - MINOR)**

MAIN ISSUES

- Green Belt
- Special Landscape Area
- Design

RELEVANT POLICIES

Adopted High Peak Local Plan (Saved Policies) 2008

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design

RELEVANT PREVIOUS APPLICATIONS

HPK/0003/8211 Fishing Lodge, Approved 1991.

CONSULTATIONS

Publicity
Site Notice expiry date: 5th October 2011
Neighbour consultation period ends: None
Press Advert: N/A

County Highways
No objections subject to remaining ancillary to the existing clubhouse

Police Crime Prevention
No comments received

Neighbours
No comments

OFFICER COMMENTS

The application seeks consent for a conservatory to be constructed onto the gable elevation of this fishing lodge to provide additional seating areas for the fishermen when they have to come in during bad weather.

The existing stone lodge provides toilet facilities, fishing tackle and a food/drinks counter as essential facilities for the fly fishery that operates on the site. The application seeks to provide an additional area that can be used as a seating area for users of the fishery.

The application site lies in an area of open countryside which is also designated as green belt and as a special landscape area. Policy OC2 and PPG2 – Green Belts make provision for small buildings to provide essential facilities for outdoor sport and recreation. However such development should maintain the openness and of the green belt and not injure its visual amenities.

Policies OC3 and OC4 seek to ensure that where new development is accepted its design is such that it accords with the landscape characteristics of the area particularly in terms of its scale, layout, design and detailing.

The existing fishing lodge was permitted in 1991 and is a small vernacular gritstone building situated on the side of the reservoir providing essential facilities for this fly fishery. The conservatory proposed would be constructed from UPVC on a stone base. It would be 6m wide by 5m deep by 4.65m high and attached to the western gable of the existing building with the pitch of the roof running the same way but at a slightly lower level.

Whilst there may be an argument for a small addition to this building to allow for an indoor seating area, the scale of the conservatory proposed and the materials to be used in its construction would detract from the simple vernacular of the existing building and be detrimental to the character and appearance of the special landscape area and green belt within which it is situated. The development is thus contrary to advice set out in PPG2 and Policies GD4, OC1, OC3 and OC4 of the High Peak Saved Local Plan 2008.

RECOMMENDATION : **REFUSE**

CASE OFFICER **Elizabeth Pleasant** **DATE** **04/10/2011**

PLANNING APPLICATIONS MANAGER