

Application by: Mrs Anne Fraser
Land at: Bank End Farm, Kinder Road, Hayfield, High Peak, SK22 2LE

PLANNING, DESIGN AND ACCESS STATEMENT

EPP reference: PDAS2-8672-CG-lc

February 2012

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1. INTRODUCTION

- 1.1 This Planning Design and Access Statement is submitted to accompany a planning application and listed building application for a domestic extension at Bank End Farm, Kinder Road, Hayfield. The property is a Grade II listed building and now falls within the recently extended boundaries of the Hayfield conservation area.
- 1.2 A Heritage statement prepared by Marion Barter of the Architectural History Practice Ltd accompanies this application.

2. THE APPLICATION

- 2.1 Permission is being sought to provide a two storey side extension on the eastern gable of the building. The proposal will provide a new dining room at ground floor level and bedroom with ensuite at first floor.
- 2.2 It should be noted that this consent is being sought in lieu of a previous planning permission and listed building consent to extend the property in 2007 for a single storey rear extension and single storey on the eastern gable. This application was then renewed in 2010 (application HPK/2010/0398 & 0399 respectfully).
- 2.3 An extant consent for other extensions (HPK/2010/0398 and 0399) would not be implemented. A section 106 Agreement is offered in this regard.

3. CONTEXT

Site location and description

- 3.1 The property is a two storey house and attached converted barn which lies on the northern side of Kinder Road. It stands close to the road and is close to, but outside of the settlement boundary for Hayfield. The original part of the property is the farmhouse (the western part of the building). The eastern side is the converted barn and stands forwards of the farmhouse elevation (EPP 1).
- 3.2 Vehicular access and parking takes place on the western side of the building. The garden extends around the property with a patio area on the eastern gable of the property with a stone retaining wall. It is the eastern end of the building where the current extension is proposed.
- 3.3 A further detailed description of the property is provided in the accompanying Heritage Statement.

Relevant planning history

- 3.4 The planning history for the property dates back to 1988. This follows the listing of the building in 1984.
- 3.5 In 1988, planning permission and listed building consent were granted for the conversion of the barn to living accommodation (planning application HPK/002/6206 & 6389).
- 3.6 In 1989 permission was refused for a detached double garage on the site (planning application HPK/002/7965). Permission was later approved in the same year for a new vehicular access and parking area (planning application HPK/000/8318).
- 3.7 In 1995 approval was granted for the demolition of a stone outhouse (planning application HPK/0003/4465).
- 3.8 In 2007 planning permission and listed building consent were granted for a single storey extension to the rear of the property at the first floor level due to the rising ground at the rear and a single storey glazed extension on the eastern gable (planning application HPK/2007/0506 & 0600).
- 3.9 In 2010 planning and listed building permission was granted to extend the time limit on the aforementioned permissions. These were approved in September 2010 and expire in September 2013.

Pre-application discussions and Community Involvement

- 3.10 In May 2011, the designer, Simon Jones undertook discussions with both Elizabeth Pleasant (planning officer) and Joanne Brookes (conservation officer) to discuss the feasibility of an alternative extension to the property.
- 3.11 This culminated in formal advice being given. Both Officers considered it unlikely that either planning permission or listed building consent would be granted for any such extensions to the property. The applicant was advised that should they want to test this opinion then a listed building application should be submitted.
- 3.12 Due to the size of the scheme it is not considered necessary to undertake a public consultation exercise on the proposals now submitted.

4. NATIONAL PLANNING POLICY AND GUIDANCE

Planning Policy Statement 1 – Delivering Sustainable Developments 2005

- 4.1 PPS1 gives guidance on the general principles of the planning system. Sustainable development is a core principle underpinning planning. It is defined as: - "*development*

that meets the needs of the present without compromising the ability of the future generations to meet their own needs."

- 4.2 Paragraph 8 of PPS1 states:- "where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan unless material considerations indicate otherwise."
- 4.3 Paragraph 17 states that:- "the Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas."
- 4.4 Paragraphs 33-39 set out specific guidance on design. Paragraphs 34-35 state that good high quality and inclusive design should be the aim of all those involved in the development process to make places better for people.

Planning Policy Guidance 2 – Green Belts

- 4.5 PPG2 issued in January 1995, advises on the Planning Policy intentions of the Government with regard to Green Belt Policy and the control of development there in. It restates the general presumption against inappropriate development within Green Belts which should not be approved, except in very special circumstances. Limited extension to existing residential units falls within the definition of appropriate development when there is a presumption in favour.

PPS Planning Policy Statement 5 – Planning for the Historic Environment

- 4.6 The governments objectives for planning for the historic environment are:
- recognise heritage assets are a non renewable resource;
 - take account for the wider social, cultural, economic and environmental benefits of heritage conservation; and
 - Recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 4.7 PPS5 introduced a 'new' conservation consideration of a heritage asset. A Heritage asset is defined in Annex 2 as a building, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are a valued component of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision making or through the plan making process.
- 4.8 Local planning authorities should require an applicant to provide a description of the significance of the heritage asset affected and the contribution of its setting to that significance.

- 4.9 Policy HE7 states that in decision making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the proposals, taking account of evidence provided with the application, any designation records, the historic environment record, the heritage assets themselves, the outcome of the usual consultations for interested parties and where appropriate the need to understand the significance of the heritage asset demands it in this instance.
- 4.10 Expert advice has been sought and is submitted as part of this application.
- 4.11 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature and the significance of the heritage asset and the value that it holds for this and future generations.
- 4.12 Local planning authorities should also take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. Consideration of design should include scale, height, massing, alignment, materials and use.
- 4.13 Policy HE8 confirms that the effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application. The local planning authority should be clear that the asset meets the heritage asset criteria set out in Annex 2.
- 4.14 Policy HE9 relates to additional policy principles guiding the consideration of applications for consent relating to designated heritage assets. The policy confirms that there is a presumption in favour of conservation of a designated heritage asset. The more significant the designated heritage asset, the greater should be the presumption in favour of its conservation should be.
- 4.15 Paragraph HE9.5 states that not all elements of the conservation area will necessarily contribute to the significance. When considering proposals local authorities should take into account the relative significance of the element affected and the contribution to the significance of the conservation area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing the significance of the conservation area.
- 4.16 Although there is no longer reference to Section 72 of the Listed Building and Conservation Areas Act in the new PPS5, the primary legislation remains. Section 72 requires that special attention should be made to desirability of preserving and enhancing the character and appearance of the conservation area.
- 4.17 Published along with PPS5 is the Historic Environment Practice Guide. This document is recognised as the application tool for the proper assessments of all heritage assets. It sets

out very clearly how such assets are to be evaluated and addressed in more details in conservation specialist reports. One such report accompanies this application.

Draft National Policy Planning Framework

- 4.18 On the 25th July 2011, the Government released the draft National Planning Policy Framework for consultation. In relation to development management, the document states that as the planning system is plan-led, local plans should be the starting point for determination of any planning application. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The Development Plan

- 4.19 The development plan for the area comprises the East Midlands Regional Plan and the High Peak Borough Local Plan.

East Midlands Regional Plan (March 2009)

- 4.20 Policy 1 of the document refers to the regional core objectives. One objective is to: *"ensure that the existing housing stock and new affordable and market housing addresses the need and extends choice in all communities in the region"*
- 4.21 Other objectives include: "protect and enhance environmental quality of urban and rural settlements" and to *"enhance the environment"*

High Peak Borough Local Plan

- 4.22 The site lies outside the built up area of Hayfield and lies within the Green Belt. It also now falls within the boundaries of the recently extended conservation area.
- 4.23 The relevant policies of the local plan are as follows:- Policy GD4 refers to character, form and design. It states that planning permission for development would be granted provided: *"its scale, siting, layout, density, form, height, proportions, design, colour and materials, the construction, elevations, fenestration, and any associated engineering, landscaping or other works will be sympathetic to the character of the area and there will not be undue detrimental affect on the visual qualities of the locality or the wider landscape"*.
- 4.24 Policy GD5 refers to amenity. As there are no other properties adjacent to the dwelling, amenity is not an issue in this instance.

- 4.25 Policy OC2 deals with all development in the Green Belt. This policy allows for limited extensions or alterations to existing dwellings. There is no definition of 'limited' nor parameters set.
- 4.26 Policy BC1 refers to external materials. It states that planning permission will be granted for development provided: *"the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area"*.
- 4.27 It also states that natural facing materials will be required in locations conspicuous from public view points within the conservation area and should match the existing.
- 4.28 Policy BC5 refers to conservation areas and their settings. It states that within conservation areas planning permission will be granted for development provided that *"the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area."*
- 4.29 Policy BC7 addresses alterations and extensions to listed buildings. This policy only allows for alterations to listed buildings provided the historic form, character and structural integrity will be retained; all architectural or historic elements which contribute to character will be retained; and the proposal will respect the special architectural or historic character in terms of scale, design etc.
- 4.30 Policy H14 addresses domestic extensions. This policy requires all development to: *"respect the character of the original building and surrounding in terms of scale, design, layout."* As well as *"adequate privacy and amenity....to neighbouring properties"* and *"retain adequate car parking....to private amenity/garden space"* and that the extension is *"for domestic purposes"*.

Other material considerations

Adopted Residential Design Guidance (SPD2) 2005

- 4.31 This document details the traditional materials which should be used and design principles including sustainable design. In particular in chapter 9, the document advises that domestic extensions should be carefully designed to be subordinate to the main house, similar roof pitches should be maintained to keep the proportions and extensions should complement the existing house and not result in a form of overpowering.

5. POLICY CONSIDERATIONS

- 5.1 This section of the statement will demonstrate that there are strong planning reasons to justify the approval of both planning permission and listed building consent for the proposed development.
- 5.2 The main issues to consider with the application are listed below:-
- The principle of the development and location within the Green Belt.
 - The impact of the development by virtue of its size and design on the character and setting of this Grade II listed building.
 - The impact of the proposed development on the character and setting of the recently extended Hayfield Conservation Area Boundaries.

Principle of the Development

- 5.3 As stated above, the proposed development is seeking permission to extend the Grade II listed property with a two storey extension. As advised at paragraph 2.2 of this report, planning permission and listed building consent has previously been granted for a single storey extension at the rear of the property, along with a single storey extension on the eastern gable to provide additional living accommodation. Therefore, the principle of extensions to the property is acceptable and in particular as the current proposal is seeking to replace the previously approved extension on the east gable with an alternative scheme.
- 5.4 Additional ground floor accommodation is still required by the applicants, so it is proposed to rescind the previous planning permission and listed building consent, and in the alternative to gain planning permission for a new two storey extension on the eastern gable of the property, which provides for an improved design both internally and externally.
- 5.5 Whilst not submitted as part of this application, should officers be minded to recommend approval of the current scheme, subject to the rescinding of the previous planning and listed building applications, the applicant is prepared to sign a planning obligation agreeing not carry out the work granted under the 2010 applications. (Such a restriction can also be achieved by the imposition of a planning condition). It is therefore requested that should officers be minded to do so, that we are contacted as soon as possible so that if an agreement is deemed to be necessary, the agreement can be prepared and executed as part of the decision.

Impact of the development on the Listed Building

- 5.6 The reader is referred to the supporting heritage statement prepared by Marion Barter who explains the situation in greater detail.
- 5.7 Bank End Farm, as previously mentioned is a Grade II Listed building. The building was listed in 1984.
- 5.8 At the time of listing the building was a farmhouse with an attached barn. From the detailing provided in the listing, it was the house that warranted a greater description in relation to external treatment and materials. The barn, whilst mentioned is not described in any detail and is only referred to as being "*attached and provided with a corrugated metal roof*". It is therefore concluded that the barn was considered to be of little significance architecturally and historically.
- 5.9 In 1988 planning permission and listed building consent was granted to undertake modifications to the barn and convert this area into additional living accommodation.
- 5.10 It is assumed that at the time of this application officers considered that the proposed conversion would not affect the character and detailing of the listed building significantly. It is therefore concluded that should this extension be approved, it will remove the single storey extension on the rear of the house and therefore provide greater protection to the characteristics of the listed building.
- 5.11 As referred to in much greater detail in the report from Marion Barter, the significance of the eastern end of the building is far less than that of the western end. Ms Barter concludes that the provision of the now proposed extension would not have a harmful impact on the eastern end of the building, and would not impact on the western end of the building, which is of high significance.
- 5.12 Of importance is the fact that the scheme now proposed has a neutral contribution to the significance of the eastern end of the building and subsequently the significance of the conservation area and therefore accords with paragraph HE9.5 of PPS5.

Impact of the Development on the Conservation Area

- 5.13 Up until the 5th October 2011, this section of Kinder Road in which Bank End Farm is located fell outside the boundaries of the conservation area. However following committee approval on the 5th October 2011, four extensions to the conservation area boundaries were approved. The area in which Bank End Farm is located now falls within the Jumbles and Cuckoos Nest area of the conservation area. Consequently it is necessary to now assess the development in relation to its effect on the conservation area.

- 5.14 As a listed building the property is already regarded as a heritage asset and a great deal of care and attention has been paid to how the proposed extension will relate with the existing building. The proposed scheme not only removes a previous approval which does not relate well to the existing building but also helps to improve the appearance of the eastern gable of the building, which at the time of conversion was poorly executed and has resulted in a negative impact on the listed building. It is considered that the design of the scheme now proposed will greatly improve the eastern end of the building and will now have a neutral impact on the conservation area.

6. DESIGN CONSIDERATIONS

- 6.1 The proposed development has been designed to sit comfortably in its setting having regards to its characteristics of the Grade II Listed Building and the conservation area.
- 6.2 As permission has previously been granted for a single storey extension on both the eastern gable and the rear elevation of the property, it is therefore assumed that there is no objection in principle to extensions on the property, subject to the approved scheme being rescinded.
- 6.3 As explained in paragraph 4.4 of the Heritage Statement, the form of the approved rear single storey gable extension sits uncomfortably with the linear form and character of the building. The proposed glazed single storey extension sits to the front of gable of the building, thus making it more visible and prominent on the street scene. It is also considered that the introduction of a glazed domestic extension on what was originally an agricultural building relates less well with and shows less respect to the character and design of the original building than the current scheme.
- 6.4 The scheme now proposed is a significant improvement to this. It has been designed as a simple addition to the building following its existing linear form, in matching gritstone and blue slate. The design reflects the traditional upland character of the existing building. It is set back from the road and will be provided with recessed window frames with all openings being provided with natural gritstone lintels and stone surrounds to match the existing. It is of note that the footprint of the extension now proposed is less than the footprint of the extant permission.

Access

- 6.5 The proposed extension does not involve any alterations to the existing vehicular access and parking area. The existing parking area has ample space to accommodate the existing parking arrangements for the property and the additional space required for the fourth bedroom being created by the development. This fully accords with the Derbyshire County Council's parking requirements of a minimum of 3 spaces for a 4 bedroomed

dwelling. The existing pedestrian access at the eastern end of the building will be maintained.

7. SUMMARY

- 7.1 The application seeks full planning permission and listed building consent for a proposed two storey side extension on the eastern gable of the existing building.
- 7.2 The development is considered to be policy compliant with both PPG2 and PPS5 and the relevant policies of the Local Plan. Because the extension has been sensitively designed it will not have a harmful impact on the high significance element of the building. More importantly the scheme now proposed will have a lesser impact than the extant permission, which will be rescinded if permission is granted.
- 7.3 As such planning permission and listed building consent should be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.