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New House Farm, Start Lane, Whaley Bridge, High Peak

PLANNING STATEMENT

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1. INTRODUCTION

1.1 This Planning Statement is submitted to accompany a planning and listed building application for a domestic extension at New House Farm, Start Lane, Whaley Bridge. The property is a Grade II Listed Building and situated in the Green Belt.

1.2 This statement should be read in conjunction with;

- A Heritage Statement prepared by Marion Barter of the Architectural History Practice Ltd.
- A Design and Access Statement prepared by Ashworth Jackson and Walker Architects.

2. THE APPLICATION

2.1 A two storey side extension is sought on the north-west gable of the building. The proposal involves the demolition of a single storey lean to and its replacement with a modest two storey extension. The proposal would provide a new study, pantry/store and cloak room at ground floor level and a bedroom with ensuite at first floor.

2.2 The proposed extension will result in an increase of 27.6% in the floorspace of the existing building.

2.3 The table below show the floor space calculations:

	EXISTING HOUSE	**EXTENSION**	**TOTAL As Extended**	**% INCREASE**
EXTERNAL FLOOR SPACE(sqm)	207.2 (199.2 house + 8 porch to be demolished)	65.2m²	264.4m²	27.6%
CUBIC CONTENT	495.7 (476.2 house + 19.5 porch to be demolished)	149.5m³	625.7m³	26.2%

3. CONTEXT

Site location and description

3.1 The property is a two storey house which lies 0.3m to the west of Start Lane accessed down a tarmac farm track. The farmhouse is a former hill farm being linear in shape and form.

3.2 Vehicular access and parking takes place on a stone flagged area to the south of the dwelling. The building is partially built into the hillside at the rear. The proposed extension would be erected the north-western elevation.

3.3 A further detailed description of the property is provided in the accompanying Heritage Statement.

4. RELEVANT PLANNING HISTORY

4.1 The property has a short planning history as follows:-

4.2 Planning permission and listed building consent for renovation works was refused (planning application HPK/2001/0543).

4.3 Permission was approved in 2002 for the installation of two new windows to the front elevation and the renewal and relocation of staircase (HPK/2002/0403).

4.4 In 2004 planning permission was refused for the erection of a two storey side extension. Since this refusal there has been a change in National Policy, which is of significance to this proposal.

Consultation and background

4.5 Pre-application advice was sought in 2008/2009 by the previous architects. It is understood that this advice was not favourable, due to the size and design of the extension.

4.6 Emery Planning Partnership was instructed in April 2009 to revisit the proposal and undertake pre-application negotiations with officers of the council.

4.7 A site visit took place on site on 1st May 2009, with Joanne Brooks, Conservation Officer to discuss the proposal. The principle of an extension was considered to be acceptable, but concern was raised with regard to the location, design and size.

4.8 In May 2011, further contact was made with Anne Jordan, Planning Officer to seek her opinion on further sketch proposals. At that time concern was raised regarding the impact of the proposal on the listed building and that the proposal could impact on the openness of the green belt.

4.9 A public consultation exercise on the proposals was not undertaken because of the size and limited impact of the proposal.

5. RELEVANT PLANNING POLICY

5.1 The relevant planning policy base is:

1. National Planning Policy Framework 2012;
2. The Development Plan;
3. The proposal does not raise any strategic planning issues.

National Planning Policy Framework (NPPF)

5.2 The NPPF was published in March 2012 and sets out the Government's overarching planning policies for England. All former Planning Policy Statements and Planning Policy Guidance Notes have now been replaced by the NPPF with the exception of PPS10 – Planning for Sustainable Waste.

5.3 The purpose of the planning system, as set out in para 6 is "to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system".

5.4 Paragraph 7 identifies that "There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with

accessible local services that reflect the community's needs and support its health, social and cultural well-being;

- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

5.5 Paragraph 8 continues "These roles should not be undertaken in isolation, because they are mutually dependant. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system".

The Presumption in Favour of Sustainable Development

5.6 "At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking." (Para 14)

5.7 This means that development proposals that accord with the development plan should be approved. Planning Permission should be granted where the development plan is absent, silent or relevant policies are out of date, unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole or where specific policies in the NPPF indicate development should be restricted

Core Principles

5.8 Paragraph 17 sets out the core land-use planning principles that should under-pin plan-making and decision-taking. These include:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution.

Requiring Good Design

5.9 This clarifies paragraphs 56 – 61 set out the aforementioned approach to design.

5.10 *"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". (para 56)*

5.11 *In particular "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to confirm to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness". (para 60)*

Protecting Green Belt Land

5.12 The fundamental aim of Green Belt policy is to *"prevent urban sprawl by keeping land permanently open"* is retained in para 79. The approval to development in the Green Belt is largely unchanged with the presumption against in appropriate development.

5.13 "The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building" is identified in paragraph 89 as appropriate development

Conserving and Enhancing the Historic Environment

5.14 Paragraphs 126 to 141 provide a clear policy approach for developments which will have an affect upon both designated and non-designated heritage asset.

5.15 Any application that affects a heritage asset is required to be accompanied by a Heritage Statement which fully assess the assets importance and contribution (para 128)

5.16 *In assessing Heritage Assets the "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal ……to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal." (para 129)*

5.17 *In particular "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use." (para 134)*

The Development Plan

5.18 The development plan for the area comprises the:

- East Midlands Regional Plan; and

- High Peak Borough Local Plan.

East Midlands Regional Plan (March 2009)

5.19 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"

5.20 Other objectives include: "protect and enhance environmental quality of urban and rural settlements" and to *"enhance the environment"*

High Peak Borough Local Plan (Adopted March 2005)

5.21 The site lies outside the built up area of Whaley Bridge within Green Belt. It also falls within the boundaries of the special landscape area.

5.22 The relevant policies of the plan are the following:-

- Policy GD6 - landscaping.
- OC2 – Green Belt Development
- OC3 – Special Landscape Area Development
- OC4 – Landscape Character and Design
- BC1 – External materials
- BC7 – Alterations and Extensions to Listed Buildings
- H14 – Domestic Extensions and Ancillary Dwellings

Other material considerations

Adopted Residential Design Guidance (SPD2) 2005

5.23 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.

6. POLICY CONSIDERATIONS

6.1 This section of the statement will demonstrate that there are strong planning reasons to justify the grant of both planning permission and listed building consent for the proposed development.

6.2 The main issues raised by the application are as follows:-

- The principle of the development given its 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 special landscape area.

Principle of the Development

6.3 Policy OC2 of the Local Plan states that planning permission will not be given for the construction of new buildings unless it meets one of four purposes. The third purpose is the limited extension alteration or replacement of existing dwellings. The NPPF provides the most up-to-date guidance and confirms that the extension of buildings can be appropriate development provided it does not result in disproportionate additions over and above the size of the original buildings.

6.4 The proposed extension would increase the size of the original property by a percentage of 27.6% in floorspace (26.2% in volume). This cannot be regarded as a disproportionate addition consequently, the proposal comprises appropriate development in the Green Belt and accords with the NPPF and policy OC2 of the Local Plan.

Impact of the development on the Listed Building

6.5 The Heritage statement prepared by Marion Barter fully assess the proposed development with regards to the listed building.

6.6 The applicant, a well respected and renowned stone mason and builder, purchased the property and undertook the renovation of the property, as the building had been empty for some time.

6.7 Listed building consent was sought in 2002 for the provision of two new windows and the relocation of the internal staircase. Whilst officers raised no objections to the provision of the new windows, concerns were raised with regard to the relocation of the new staircase and subsequently recommended refusal. However following a committee site visit, this recommendation was overturned and consent granted. It is understood that the reason this was overturned was partly due to the high level of craftsmanship which the applicant had undertaken on the property at that time. (Application Code HPK/2002/0403).

6.8 The property has been fully renovated by the existing owner to an exceptionally high standard. The proposed extension would be subject to similar high standards and be sympathetic to the original building in its form, design and use of materials.

6.9 As referred to within the assessment by Marion Barter, the building as a whole is regarded as of high significance, but not all parts of the building are of equal significance. The front elevation is of the highest significance 'with its regular arrangement of windows, coursed stonework and datestone'. The western gable is regarded as "a secondary elevation, and relates less strongly to the setting". The statement concludes that the western gable is the best location for an extension.

6.10 All materials for the proposed extension would be chosen with care to match that of the existing building.

6.11 Mrs Barter concludes by stating that the proposals are consistent with advice and policies in the NPPF, and that the *Architectural History Practice* is pleased to support the proposed scheme.

6.12 Consequently the proposal is considered to accord with Policy BC1 and BC7 of the local plan.

Impact of the Development on the Special Landscape Area

6.13 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 to the existing building. The proposed scheme is designed to sit subserviently within the context of the listed building and be screened from view by the existing outbuilding when viewed from across the valley.

6.14 It is considered that the design of the scheme and material selection would have a neutral impact on the special landscape area and is therefore compliant with policy OC3 and OC4 of the Local Plan.

7. DESIGN AND ACCESS CONSIDERATIONS

7.1 The design of the extension has been designed carefully to respect not only the listed building but the requirements of the Local Plan. As such it is necessary to ensure that any development is limited in relation to sizes in the Green Belt and certainly the proposed scheme does not exceed the guideline figure of 50% for domestic extensions. In this instance the proposed extension results in an increase of 26% on the size of the original dwelling and is therefore considered to be policy compliant.

7.2 The accompanying Design and Access Statement from Ashworth Jackson & Walker deals with these issues in detail.

8. SUMMARY

8.1 The application seeks full planning permission and listed building consent for a proposed two storey side extension on the north-western gable of the existing building.

8.2 The development is considered to be appropriate development in the Green Belt terms. It is therefore policy compliant with the National Planning Policy Framework and the relevant policies of the Local Plan, in particular policies OC2, BC1, BC7 and H14.

8.3 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.