

Planning Statement

Planning application by Mr Mark Clare for extensions and alterations to Bankbottom Cottage Boggard Lane Charlesworth Glossop SK13 5HL

1 INTRODUCTION

1.1 This statement is submitted on behalf of Mr Mark Clare in support of a proposal for extensions and alterations to Bankbottom Cottage, Boggard Lane, Charlesworth

1.2 The statement assesses the application proposals against the relevant policy tests set out in the Development Plan and the National Planning Policy Framework (NPPF).

2. SITE LOCATION

2.1 The site lies in the open countryside and the Green Belt. It lies on the edge of the settlement of Charlesworth which is approximately 3 miles to the south west of Glossop. The property lies to the north-west of a single track road known as Boggard Lane. Bankbottom Farm is situated immediately to the east of the cottage. Public Footpath No. CHAR.79 runs along Boggard Lane in a south easterly direction.

2.2 Bankbottom Cottage is a detached, two storey property constructed from stone with a blue slate roof.

3. RELEVANT PLANNING HISTORY

3.1 High Peak Borough Council has confirmed that the site has the following relevant planning history: -

HPK/0003/0409	Two-storey extension and alterations - approved 29.05.91
HPK/0003/6232	First floor extension to form bedroom - approved 13.05.97

4. THE APPLICATION

4.1 The drawings / documents which accompany this application include: -

- Drawing No. 012-100-001 General arrangement – 1:100 & 1:200 @ A1
- Location Plan – 1:2500 @ A4
- Drawing showing details of original cottage and extensions - NTS

4.2 The application proposes the conversion of the existing garage and a two-storey side extension to form a lounge and dining area on the ground floor with a dressing area and en-suite at first floor level. A two-storey extension is proposed at the rear of the cottage to provide a new kitchen and bedroom area.

5. PLANNING POLICY

National Planning Policy Framework

5.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. It views delivery of sustainable development as a key consideration for the planning system. Indeed within the Framework there is '*a presumption in favour of sustainable development*'.

5.2 The Framework identifies and outlines three principle roles the Government considers the planning system should play in the delivery of sustainable development, these are:

●**an economic role** – by amongst other means, contributing to building a strong, responsive and competitive economy;

●**a social role** – by amongst other means, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of 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; and

●**an environmental role** – by amongst other means, 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.

5.3 The policies in the Framework (paragraphs 18-219), taken as a whole, constitute the Government's view on sustainable development.

5.4 The Framework addresses the plan-led system and states: '*Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise*'.

5.5 This is in line with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, which states: '*if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'.*

5.6 The Framework also advises '*decision-takers'* to approve development proposals that: -

- accord with the development plan without delay and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

5.7 The Framework identifies a set of core land-use planning principles which should underpin both plan and decision-making processes of Local Planning Authorities. Those that are relevant to this application include:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- the protection of Green Belts, recognising the intrinsic character and beauty of the countryside whilst supporting rural communities
- support the transition to a low carbon future in a changing climate and encourage the reuse of existing resources, including conversion of existing buildings;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land);

Requiring good design

5.8 The Framework indicates that the Government attaches great importance to design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Meeting the challenge of climate change, flooding and coastal change

5.9 The Framework indicates that planning plays a key role in reducing greenhouse gas emissions and will support the move to a low carbon future. This is central to the economic, social and environmental dimensions of sustainable development.

Protecting Green Belt Land

5.10 The Government continues to attach great importance to Green Belts with their essential characteristics being one of openness and permanence. As with previous Green Belt policies inappropriate development is, by definition,

harmful to the Green Belt and should not be approved except in very special circumstances. The extension or alteration of a building should not be regarded as inappropriate development, provided that it does not result in disproportionate additions over and above the size of the original building.

Development Plan

5.11 The Statutory Development Plan for the area comprises of the High Peak Borough Local Plan (Saved Policies) and the East Midlands Regional Strategy (2009). The most relevant Saved Local Plan (LP) Policies include: -

Policy GD5 Amenity.
Policy GD4 Character Form and Design
Policy OC1 Countryside Development
Policy OC2 Green Belt Development
Policy OC3 Special Landscape Area Development
Policy BC1 External Materials
Policy H14 Domestic Extensions and Ancillary Buildings

6. PLANNING CONSIDERATIONS

Relevant Development Plan Policy

6.1 The site lies within the Green Belt where Local Plan (LP) Policy OC2 permits the limited extension and alteration of existing dwellings. LP Policy OC3 seeks to protect the special qualities and character of the special landscape area. Policy H14 seeks to ensure that extensions to dwellings respect the character of the original building and its surroundings in terms of scale, design, layout, fenestration and external appearance. The policy indicates that the scale of the extension should not be disproportionate and indicates, as a guideline, that most extensions of more than 50% of the original volume of the house will require careful attention. LP Policy GD4 seeks to ensure that the scale, layout, density, form, height, proportions, design, colour and materials of construction, elevations, fenestration and landscaping are sympathetic to the character of the area. Policy GD5 seeks to protect

amenity. Policy BE1 requires the use of appropriate facing materials in order to protect the existing and visual qualities of the High Peak.

National Policy

6.2 Paragraph 87 of the NPPF indicates that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 states that when considering planning applications, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, "Very special circumstances" will not exist unless the potential harm to the Green Belt be reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The extension and alteration of a building within the Green Belt should not be regarded as inappropriate provided that it does not result in disproportionate additions over and above the size of the original building.

Green Belt, Character and Appearance

6.3 The original dwelling at Bankbottom Cottage has been the subject of considerable alteration and extension since the 1st July 1948. The footprint of the original cottage and the extended cottage areas are shown on the drawing entitled "Bank Bottom Cottage Oct 2012" which is submitted as part of this application. The floorspace of the original cottage was very limited and amounted to only 65sqm. The cottage has subsequently been extended so that it now has a floorspace of some 201sqm. Although this may seem a disproportionate increase over the original dwelling this is only because the original dwelling was so small. The resultant dwelling, as it now stands, is not particularly large for such a rural setting. The existing dwelling, therefore, has a floorspace which is some 209% greater than its original size. This current application proposes a relatively modest increase of 66sqm which will increase the size of the existing dwelling by a further 32%. Since a significant proportion of this increase will take place at the rear of the site the overall scale and mass of the house would not be significantly altered over and above the extensions that have already been built.

6.2 Whilst it may be argued that any further extension to the property could represent inappropriate development within the Green Belt a balancing exercise needs to be undertaken to consider the planning history of the site with any actual harm that the development will cause to the visual impact of the Green Belt. The planning history of the site clearly indicates that the Council has already deemed it appropriate for this property to benefit from significant extensions despite its Green Belt location. The fact that the existing dwelling has a floorspace which is now some 209% larger than its original size represents the very special circumstances to justify the current proposal. This is because, in this instance, the most important factor by which this application ought to be judged is the degree to which the proposal would affect the scale and character of the dwelling as it now stands and also the impact on the openness of the Green Belt. The proposed extensions to the side and rear of the property are well designed and would not harm the scale or character of the existing dwelling nor the openness of the Green Belt. Indeed the removal of the integral garage and the open storage area to the rear of the property would result in a significant visual improvement to the appearance of the dwelling.

7. SUMMARY AND CONCLUSIONS

7.1 It is considered that the proposed development would comply with the requirements of the High Peak Saved Local Plan and the National Planning Policy Framework for the following reasons: -

- The planning history of the site represents a consideration which amounts to the very special circumstances to justify the proposed development.

- The scale and design of the extensions are appropriate for this location and would have no adverse impact on the character of the existing house or the openness of the Green Belt.

- The proposed development would result in a significant improvement to the visual appearance of the property.

- The proposed development would not conflict with the purposes of including land within the Green Belt.

7.2 In light of the above it is concluded that the proposed development would not have any adverse impact on the Green Belt that would significantly and demonstrably outweigh the benefits of this development and planning permission should be granted in line with paragraph 14 of the NPPF.

Andrew Ellis BA (Hons) DipEp MRTPI
Chartered Planning Consultant