DELEGATED DECISION REPORT

HPK/2012/0571 **04/10/2012**	**BANKWOOD MILL FARM** **LONG LANE** **CHARLESWORTH**	**PROPOSED DOUBLE GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Countryside/Green Belt
- Special Landscape Area
- Design/Appearance

RELEVANT POLICIES

Adopted High Peak Local Plan (Saved Policies) 2008

BC1 - External Materials
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design

National Planning Policy Framework
Section 9 Protecting Green Belts

RELEVANT PREVIOUS APPLICATIONS
HPK/2011/0259 Double Garage. Refused Nov. 2011

CONSULTATIONS

Publicity

Site Notice expiry date: 14th Nov 2012
Neighbour consultation period ends: 8th November 2012
Press Advert: N/A

County Highways
No objections subject to the garage being used for private domestic purposes only and for the parking of vehicles associated with the existing dwelling.

Police Crime Prevention
No comment

Neighbours
No comments

Charlesworth Parish Council
No comments

Environment Agency
No comments

OFFICER COMMENTS

The Site
The application site lies in an area of open countryside which is also adopted green belt and a designated special landscape area. The garage would be situated on an area of open land adjacent to a former Mill Pond and Public Right of Way (CHA 60) passes the site. Whilst it lies adjacent to Bankwood Mill Farm and is within the same ownership it is not considered to be the domestic curtilage of the property.

The Proposal
This application seeks permission for a domestic detached double garage dimensions 6.8m x 6m x 3.95m high. It would be constructed in natural rubble stone with stone quoins beneath a pitched Welsh blue slate roof. It would be sited on land adjacent to Bankwood Mill Farm but outside the domestic curtilage of the former Farmhouse.

Comment
The application is a resubmission of a similar application for a garage on this site which was refused in November 2011. The design of the proposed garage has been amended to a more traditional design and scale, however it is the principle of a garage in this location which raises material planning objections.

Section 9 (Para 89) of the National Planning Policy Framework advises that new building development is not normally permitted in the green belt unless it is specifically required for the purposes of agriculture or some other essential rural activity. Limited extensions or alterations to existing dwellings may be acceptable. Policy OC2 of the High Peak Saved Local Plan Policies 2008 makes similar provision and accords with this advice.

The proposed garage lies outside of the domestic curtilage on Bankwood Mill Farmhouse and given its intended use for purposes ancillary to the domestic use of the Farmhouse is considered to be inappropriate domestic development in the green belt. A garage in this location would result in an encroach of built development into the open countryside and compromise both the openness and visual amenities of the green belt contrary to Policies

OC1, OC2, OC3 and OC4 of the High Peak Saved Local Plan Policies 2008 and advice set out in Section 9 of the NPPF.

The development does not raise any issues of amenity/privacy neighbouring residents or highway safety concerns

RECOMMENDATION : **REFUSE**

CASE OFFICER **Elizabeth Pleasant** **DATE** **28/11/2012**

PLANNING APPLICATIONS MANAGER