The Planning Inspectorate

Appeal Decision

Site visit made on 8 October 2013

by P Eggleton BSC(Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 November 2013

Appeal Ref: APP/H1033/D/13/2203709
Noon Sun Barn, Brook Bottom Road, New Mills, Derbyshire, SK22 3DY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr P Brennand against the decision of High Peak Borough Council.
- The application Ref HPK/2013/0275 was refused by notice dated 8 July 2013.
- The development proposed is additional windows and rooflights to stables.

This decision is issued in accordance with Section 56 (2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 14 October 2013.

Decision

1. The appeal is allowed and planning permission is granted for additional windows and rooflights to the stables at Noon Sun Barn, Brook Bottom Road, New Mills, Derbyshire in accordance with the terms of the application, Ref HPK/2013/0275, dated 16 May 2013.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The stable building and the attached garage are already in place. Three roof lights, a small side facing window and a larger window to stable 3 have been inserted. These were not included on the originally approved plans.

4. The small side window provides additional light to the hay store. It is of a simple design and because the building is set at a low level, below the road, it has very limited prominence. The window to stable 3 is similarly of simple timber design, consisting of a single pane. It too has very limited prominence as this part of the building is located close to the frontage of the garage which encloses this area. These windows do not alter the simple characteristics of this building and have little impact on the wider area.

5. The roof lights provide additional light to the three stables. The slate roof lies close to the road and as the building is at a lower level, they are quite prominent, but only in very close views. They are relatively small openings and have a conservation style design. Although commonly used in residential projects, this is because they have such a limited profile which minimises their

wider impact. I see no reason why such windows would not be used in a structure such as this.

6. I do not find that the additional openings significantly alter the character or appearance of this building. Their simple and unobtrusive designs ensure that they are not out of keeping and have a very limited wider impact. As they do not detract from the character of the area, they do not conflict with the design elements of Policies GD4, OC1, OC2, OC3, OC4 or LT5 of the High Peak Saved Local Plan 2008. These policies are consistent with the requirements of the *National Planning Policy Framework* with regard to the need to secure high quality design.

7. Although this area is in open countryside within the Green Belt and is designated as a special landscape area, I have not found the concerns raised by the Council to be well founded as there would be no significant harm to the character of the area. I therefore allow the appeal. As the works are complete, no conditions are required.

Peter Eggleton

INSPECTOR