OLDFIELD DESIGN
PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 1278e
Date: 13 November 2013

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire.
SK17 6EL

Application for Lawful Development Certificate for Proposed Alterations to Dwelling At Barms Farm, Fairfield, Buxton for Mr & Mrs Naden

SUPPORTIVE STATEMENT

The proposal is for the rebuilding of the front (south) elevation and the adjoining gable (east) walls and alterations to the window and door openings on these elevations. The property does not carry listed status and is not within a conservation area.

An application for this same proposal was submitted earlier in 2013 but was withdrawn as the property was considered to have a mixed-use and therefore did not have normal residential permitted development rights. Since then, the bed and breakfast business at Barms Farm has closed for refurbishment and when this re-opens in 2014, there will only be two bed & breakfast rooms, and 4 rooms used by Mr & Mrs Naden and family as their own rooms. This will result in the property having a predominantly residential use and therefore will again benefit from the usual residential permitted development rights.

We believe that the proposed extension to the dwelling falls within the permitted development rights afforded to most dwellings. The property has been extended previously under planning approval HPK/2008/0300 but we understand that the permitted development rights were not removed in this approval and this-SS extension does not affect this proposal. The extension will not increase the mass of the existing building as the new walls will simply replace the existing walls. No part of the new walls will project forward of the existing south and east elevations and the proposal will not change the height or shape of the property's roof.

With all these details considered, we believe that the proposed extension to the dwelling falls within Part 1, Class A.1 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 and therefore we ask that you issue a lawful development certificate to confirm this.

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