

DELEGATED DECISION REPORT

HPK/2017/0197
Valid 08/05/2017

CARR FARM CARR FARM
CLOSE
GLOSSOP

PROPOSED GROUND FLOOR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises the residential curtilage of Carr Farm, which is situated on the southern fringes of Glossop outside of the development boundary in Open Countryside. The site is accessed via a private farm track from Carr Farm Close.

The site comprises the main farmhouse; a large two storey stone building with a tiled roof; a cluster of ancillary outbuildings separated by a small cobbled yard and a small area of garden. The layout of the dwelling is such that the principal front elevation faces south eastwards and is characterised by a unsympathetic single storey extension which sits between the dwelling and garden area.

The extension extends outwards by some 2.5 metres, has a width of 4.0 metres and has an overall height of 2.38 metres. The garden area sits some 700mm above the ground level of the existing dwelling and extension.

The site is surrounded on three sides by open agricultural land with the exception being to the north which faces the built up area boundary of Glossop. To the south, a public right of way runs from west to east. Views into the site from this footpath are restricted due to natural vegetation which defines the border.

PROPOSAL

The application seeks consent for a proposed single storey extension which would replace the existing one and would be slightly larger in scale. As part of the works, the level of the garden area would be lowered to match the ground floor of the main dwelling.

The submitted elevation plans (Drawing No: 217002.06) shows that the proposed extension would extend outwards by 6 metres and have an overall height of 2.5 metres. The extension would have a flat roof and incorporate a lantern. The walls would be constructed of reclaimed stonework to match the existing dwelling with the roof lantern being finished in a white UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for the site comprises the High Peak Borough Council Local Plan (Adopted April 2016) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ3 Rural Development
EQ6 Design and Place Making

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 15th June 2017
Neighbour consultation period ends: 12th June 2017
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Not applicable

Derbyshire County Council Highways

No Objection

OFFICER COMMENTS

Principle of Development

The proposed development is within the residential curtilage of Carr Farm. The site is located outside of the development boundary within the Open Countryside and is therefore subject to policy EQ3 of the local plan which refers to Rural Development.

Policy EQ3 seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. The policy allows for extension to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character and the landscape.

The site is not constrained by any statutory sensitive landscape designations as is therefore not subject to any of the restrictive policies listed at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged.

The principle for this type of development is therefore considered to be acceptable providing the application can demonstrate compliance with policy EQ3 of the local plan and all other relevant national and local planning policy relating to Design and Amenity.

Design

Policy S1 of the adopted local plan sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

Policy S1a of the adopted local plan reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Policy EQ6 of the adopted local plan states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The existing single storey extension is tired looking, unsympathetic and is thought to have a negative impact on the visual characteristics of the farmhouse and surrounding ancillary buildings. Whilst the proposed development extends by some 6 metres, it is not considered that this will be out of scale due to the large nature of the main dwelling and plot size in which it is situated. The extension would sit subordinate to the main dwelling and would result in an overall visual enhancement, constructed of

materials which will match the existing dwelling. Overall, it is considered that the proposal is of an appropriate scale, height and massing which stands subordinate to and relates well with the existing farmhouse and ancillary buildings. The design of the proposal is considered to represent sustainable development in accordance with policies S1, S1a, EQ3 and EQ6 of the local plan and relevant design policies within Chapter 7 of the NPPF.

Amenity

Policy EQ6 states that all new development should protect the amenity of the area, including residential amenity. Given the small scale of the proposal and distance to any neighbouring property, it is considered that the proposed extension will not result in any adverse harm to the residential amenity of any neighbouring properties.

Further, there are not considered to be any adverse impacts with regards to recreational amenity for users of the adjacent public rights of way, given the small nature of the extension and amount of natural vegetation which characterises the sites southern boundary.

CONCLUSION / PLANNING BALANCE

The application seeks permission for a single storey rear extension which replaces an existing extension at Carr House Farm, Glossop. The site lies outside of the development boundary within the open countryside and is not constrained by restrictive NPPF policies. The presumption in favour of sustainable development is therefore engaged.

The proposed development is seen to represent a visual enhancement and betterment when taking into account what currently exists on site. The proposed extension is considered to be of an appropriate scale, height and massing which respects the landscape and visual characteristics of the countryside, in accordance with policies S1, S1a, EQ3 and EQ6 of the local plan and policies within Chapter 7 of the NPPF. There are no considered to be any adverse impacts on recreational or residential amenity.

In conclusion, it is considered that the application accords with all relevant local development plan policies and other material considerations which includes the NPPF. The application is therefore considered to constitute sustainable development and is recommended to be approved subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 26th June 2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council