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High Peak Borough Council
Buxton Town Hall
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10 July 2018

Dear Sir

Noon Sun Barn, Brook Bottom Road, New Mills, Derbyshire, SK22 3DY.

Conversion of outbuilding to form separate dwelling – Planning Portal Ref: PP-07108310.

1. Please find enclosed a planning application, submitted on behalf of Mr Phil Brennand, to change the use of the building into a separate dwelling. Documents submitted with the application include:

- Application forms dated 10th July 2018.
- Drawing 01 – Existing and Proposed Elevations – 1:100@A3.
- Drawing 02A – Proposed Floor Plan – 1:100@A3.
- Drawing 03B – Existing Floor Plan – 1:100@A3.
- Drawing 04A – Existing Site Plan – 1:500@A4.
- Drawing 05 – Proposed Site Plan – 1:500@A4.
- Drawing 06 – Location Plan – 1:1250@A4.
- Location Plan – 1:1250@A4.

2. The application building, which has an extensive planning history, is situated opposite Noon Sun Barn and has planning permission to be used as ancillary accommodation to the existing dwelling. The most recent planning permission (HPK/2014/0647) shows a room arrangement which includes 2 bedrooms, a study, bathroom, hall and a games room/occasional bedroom. Condition 3 attached to the permission requires the building to remain ancillary to Noon Sun Barn. Since the site also provides car parking for Noon Sun Barn condition 4 requires that this area is retained for use by occupiers of the dwelling. The site lies in open countryside within the green belt and adjoins an area designated as a special landscape area.

3. The application seeks full planning permission to change the use of the building into a separate dwelling. No external alterations are proposed to the building and the floor plans simply now show the provision of a kitchen/dining/lounge area in place of the games room/bedroom approved by application HPK/2014/0647. Two parking spaces would be retained at the front of the building with two new parking spaces constructed to the side (east). The two new spaces would provide parking for the occupiers of Noon Sun Barn and are shown on Drawing 02A and 05.

4. Policy EQ4 of the High Peak Local Pla (LP) states that the Council will seek to protect the Green Belt and maintain its openness and permanence. Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy i.e. the National Planning Policy Framework (Framework).

5. Paragraph 89 of the Framework sets out a list of the types of development which are not considered to amount to inappropriate development in the Green Belt. The construction of new buildings in Green Belt should be regarded as inappropriate unless they fall within the exceptions identified at paragraph 89 of the Framework. One of the exceptions includes the extension or alteration of a building providing that it does not result in disproportionate additions over and above the size of the original building. Para 90 of the Framework identifies certain other forms of development as not being inappropriate, again providing it preserves the openness of the Green Belt and does not conflict with the purposes of including land within the Green Belt. These include: - a) engineering operations and b) re-use of buildings, providing the building is of permanent and substantial construction.

6. The application building, which is constructed from stone with a natural blue slate roof is clearly of a permanent and substantial construction and can be converted to a separate dwelling without the need for any structural alteration. No alterations are proposed to the external appearance of the building. The proposal would not, therefore, constitute inappropriate development within the Green Belt and would satisfy the requirements of Paragraph 90 of the Framework and LP Policy EQ4. Since the site already has permission and is in use for residential purposes the creation of a separate dwelling in this location would not have any significant impact on the openness of the Green Belt and would not conflict with any of the purposes of including land in the Green Belt. The only change to the overall appearance of the site would be as a result of construction of the two car parking spaces that would be provided to the east of the building for use by the occupiers of Noon Sun Barn. This new parking area would be viewed in the context of the existing buildings and would be situated on land which has an existing residential use. There would be no encroachment onto the adjoining agricultural land. A new dry-stone wall would separate the proposed parking area from the new dwelling.

7. Considering the above it is my view that there would be no conflict with any of the Policies contained in either the National Planning Policy Framework or the High Peak Local Plan. The Framework indicates that there are three dimensions to sustainable development; environmental, social and economic. The proposal satisfies the relevant core planning principles within the Framework and the Development Plan for the following reasons: -

- The existing building is of substantial and permanent construction and the proposed conversion would not harm the openness of the Green Belt or the purposes of including land in it. The proposal would not constitute inappropriate development within the Green Belt
- In environmental terms the proposed development would result in no external alterations to the building and the visual appearance of the site would remain in a residential use. The proposal would achieve high quality design and a good standard of amenity for all existing and future occupiers.

- The proposal would make a small contribution to housing supply within the area and there would not be any material harm to the character and appearance of the area. There would also be the small economic benefit that would arise from developing the site and the economic activity of those occupying the dwelling.

Applying the test set out in paragraph 14 of the Framework there are no adverse impacts of granting permission which would significantly and demonstrably outweigh the benefits, when assessed against the Framework policies as a whole. Nor are there specific policies in the Framework which indicate that the development should be restricted. The proposal would, therefore amount to sustainable development and it is requested that planning permission should be granted.

Yours sincerely

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