

Design, Access and Heritage Statement

January 2021

Removal of Buildings and New Annexe at Holly Farm, Kinder Road, Hayfield High Peak SK22 2LE

- **Applicant**
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- **Planning Authority**
High Peak Borough Council
- **Proposal**
Removal of Buildings and New Annexe
- **Location**
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- **Agent**
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1.00 Background

The site partly lies within the Green Belt and within the Hayfield Conservation Area.

The site area is 3271m².

There are a number of ancillary buildings on site (buildings A, B, C, D and E), which lie within the Greenbelt but outside the Conservation Area, and are proposed to be removed (see Figure 1). These buildings have a combined footprint of 29.04m² and a combined volume of 90.68m³

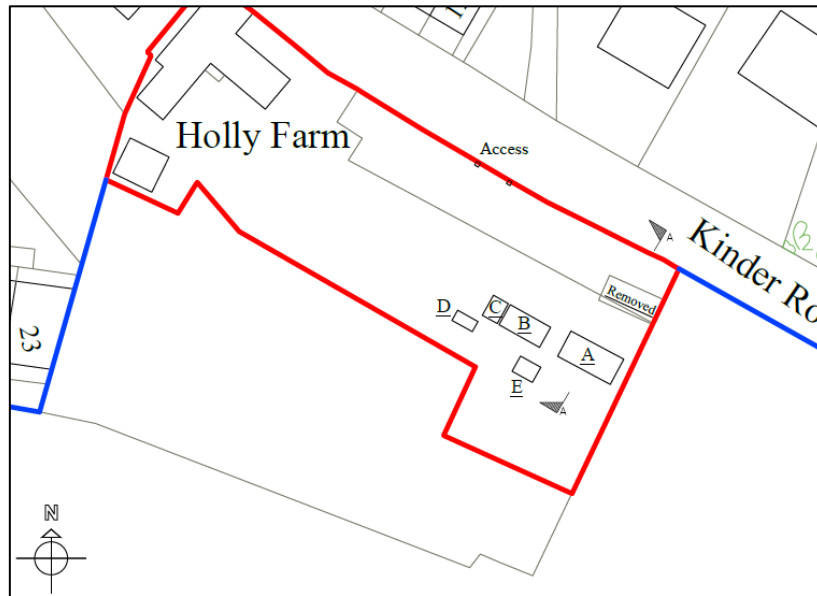


Figure 1: Buildings A to E to be removed

The applicant applied for planning permission (HPK/2015/0001) for 'change of use and extending outbuilding to for holiday accommodation for short term let' (marked Building 'A' in figure 1) which was refused on 13/03/2015 for the following reason:

'It is considered that the existing building is not capable of reuse without substantial alteration and extension resulting in a new building in the Green Belt. In the absence of any special circumstances the proposed development comprises inappropriate development within the Green Belt which by definition is harmful. As such the development fails to comply with Policy OC2 of the Adopted High Peak Saved Local Plan Policies 2008 and Section 9 of the National Planning Policy Framework.'

During HPK/2015/0001 the conservation office made the following comments:

'I think in conservation terms this is probably ok subject to natural materials etc. The position of the holiday let is lower down the slope and the increase in size and height won't unduly harm the character of the conservation area. There is a proposal to remove some of the surrounding outbuildings.'....

2.00 The Proposal

This application seeks consent for the removal of the exiting ancillary buildings A, B, C, D and E and the construction of a new Annexe. The proposed Annexe will be used to accommodate a dependant relative of the applicant.

The proposed Annexe will have a footprint of 47.5m² and a volume of 144.71m³.

3.00 Design

The proposed Annexe is located on a sloping site and will be nestled into the natural bankside as can be seen in Figure 2, which shows the site section from Kinder road.

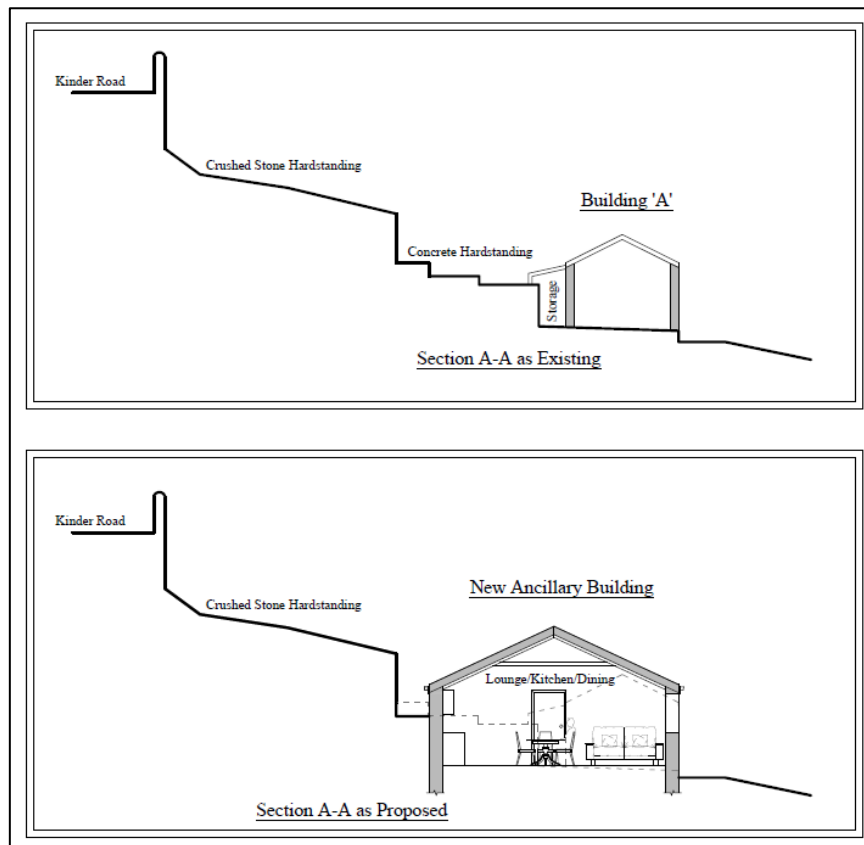


Figure 2: Site Sections

The existing farmhouse is constructed as blue slated pitched roofs with natural stone walls and timber framed windows and doors.

The proposed Annexe will be constructed as a blue slated pitched roof with natural stone walls and timber framed windows and doors. The proposed design uses a limited, modest palette of materials which are similar to those of the existing property.

The design is sympathetic to the existing property, the Conservation Area and Green Belt: The Annexe is a modest addition to the site and subordinate to the host dwelling. The removal of the existing buildings A, B, C, D and E will greatly improve the site as a whole.

4.00 Heritage and Conservation

The site is within the Hayfield Conservation Area.

The proposed Annexe has a similar mass and scale and is in the same location as the proposals under HPK/2015/0001. Figure 2 (Site Sections) demonstrates the proposals would not unduly harm the Conservation Area: a point which was made by The Conservation Officer during HPK/2015/0001:

'I think in conservation terms this is probably ok subject to natural materials etc. The position of the holiday let is lower down the slope and the increase in size and height won't unduly harm the character of the conservation area. There is a proposal to remove some of the surrounding outbuildings.'

The design, siting, mass and scale of the proposed Annexe will not unduly harm the Conservation Area and the removal of buildings A, B, C, D and E will greatly improve the site as a whole and the wider Conservation Area.

No heritage assets are affected by the proposals.

5.00 Permitted Development Fall Back Position

There are a number of buildings on site (buildings A, B, C, D and E) which are proposed to be removed (see Figure 1). These buildings have a combined footprint of 29.04m² and a combined volume of 90.68m³. The proposed Annexe will have a footprint of 47.5m² and a volume of 144.71m³.

Figure 3 shows two credible and realistic Permitted Development options for Outbuildings on the site:

- Outbuilding A – Flat roof structure 2.5m high with a footprint of 176m² and a volume of 467.41m³
- Outbuilding B – Pitched roof structure 2.5m high eaves, 4m high with a footprint of 147.74m² and a volume of 492.75m³.

The Permitted Development options would only allow incidental use (such as office, storage, gym, art studio etc..) and not separate self-contained accommodation (Annexe). However, it would be possible to re-locate incidental uses from the dwelling (gym, office etc..) to an outbuilding built under Permitted development and, with internal modifications to the main dwelling, provide additional habitable accommodation. It is not the applicant's preferred option to do this but it is a credible and realistic fall-back position.

It is clear from Figure 3 and the footprints and volumes of the Permitted Development options, that they would have far greater harm on the Greenbelt than the proposed Annexe.

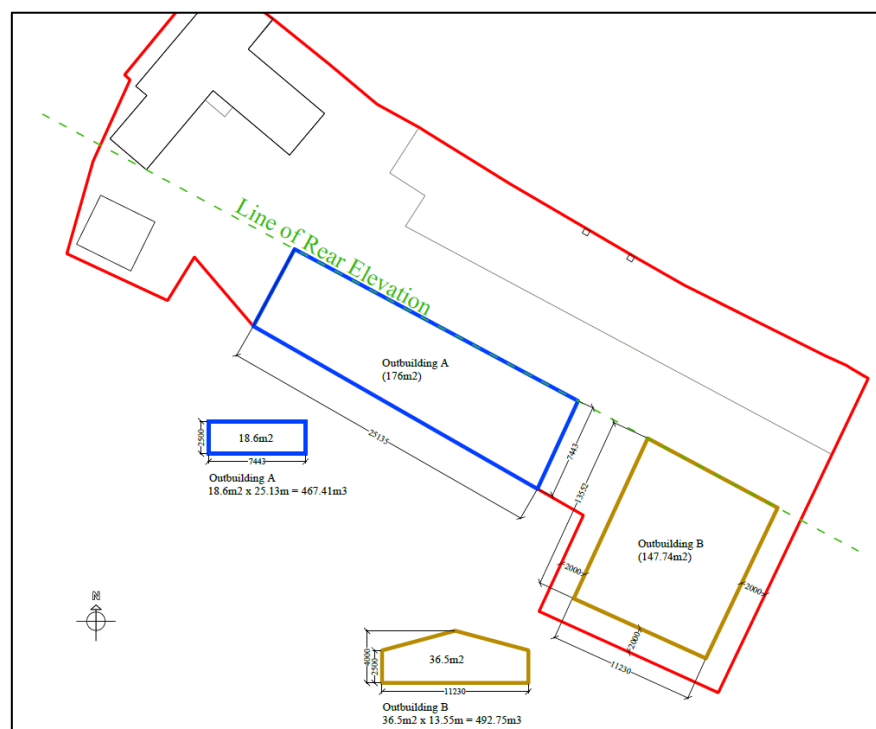


Figure 3: Permitted Development Options

6.00 Planning Policy and Development in the Green Belt

The site partly lies within the Green Belt, Open Countryside and is in the Hayfield Conservation Area. Figure 4 shows an extract from the Local Plan showing the site and associated policies.

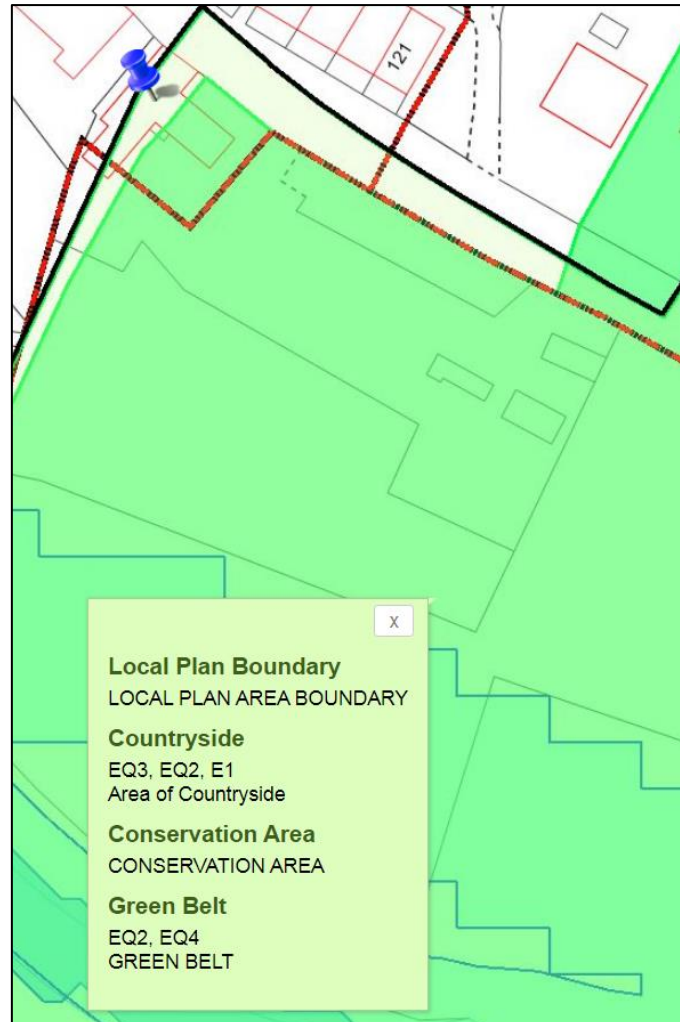


Figure 4: Extract from Local Plan Map

Principle of Development

Paragraph 14 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay.

The proposed development would constitute sustainable development identified in the Framework satisfying the 3 dimensions - social; economic and environmental.

Sustainable Development

The proposal is to remove existing buildings on site and replace these with an Annexe will not have any meaningful impact on the green belt.

The other aspects of the proposals which are relevant from a planning standpoint are the proposed use of traditional materials which will improve the visual aspect of the building when seen in its green belt and Conservation Area context.

As such the proposals will fulfil the aspiration of the National Planning Policy Framework (NPPF) of making this development useful and sustainable as well as making an important start on improving the local environment.

Greenbelt and Very Special Circumstances

The NPPF states:

‘The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence’.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.’

We strongly believe that the proposals are acceptable in Green Belt terms and the very special circumstances are as follows:

- Replacement building will provide an Annexe for a dependant relative.
- The removal of the existing buildings will enhance the site, Greenbelt and wider Conservation Area.
- The proposed building will be more in-keeping in terms of traditional construction materials used.
- There is a credible and realistic Permitted Development fall-back position which should be given material weight.
- Volume and footprint increase is marginal particularly when the Permitted Development fall back is considered.
- A planning condition relating to landscaping improvements could greatly improve the immediate site.

The Local Plan 2016

Policy EQ4 of the Local Plan relates to Green Belt development and advises that the Council will seek to protect Green Belt and maintain its openness and permanence. Planning permission will not be granted for development unless it is in accordance with national planning policy. As discussed above, we believe the proposals are in accordance with The National Planning Policy Framework.

Amenity

Policy EQ6 of the 2016 Local Plan seek to ensure that new development will not create unacceptable loss or suffer from unacceptable levels of privacy or general amenity. Careful consideration needs to be given to the design, orientation and siting of new dwellings to ensure that the occupiers have a satisfactory level of amenity and do not result in a loss of amenity to occupiers of the adjacent properties.

The proposal causes no overlooking or privacy issues with the existing or surrounding properties.

7.00 Access

Access is provided to the property via the existing access. A minimum of 5 parking spaces are provided.

8.00 Environmental Analysis

Site stability, contamination and soil types

The property/land would not be designated as contaminated land.

Sunlight and Daylight

The development is not significantly over shaded by other buildings or trees.

Wind and micro climate

The site is partially screened from high winds although in common with most local sites is subject to turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site has no flood risk.

Archaeological and historic features

No known archaeological features exist on site. No heritage assets are affected by the proposals.

Views into and out of the site

The site has the benefit of being adjacent to attractive open areas with views to the Peak District hills.

Ecological and wildlife

No bird or mammal habitat will be affected by the proposals.

Arboricultural

No trees will be harmed by the proposals.

9.00 Conclusions

It is clear from the foregoing that we have demonstrated very special circumstances for this development in the Green Belt and we would therefore urge High Peak Borough Council, in accordance with Local Policy and the National Planning Policy Framework, to grant permission for this application.