

Design, Access and Heritage Statement

February 2021

Proposed Extension to Outbuilding at 3 Leaden Knowle, Chinley High Peak SK23 6DA

- **Applicant**
John Sweeney
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Extension to outbuilding
- **Location**
3 Leaden Knowle, Chinley High Peak SK23 6DA
- **Agent**
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1.00 Background

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

The site area is 313m².

The existing outbuilding received planning consent on 16/06/2008 (HPK/2008/0302).



Figure 1: Existing Outbuilding

2.00 The Proposal

This application seeks consent to extend the existing outbuilding to provide home/office space for the applicant.

3.00 Design

The materials used will match those of the existing outbuilding and dwelling: Natural stone roof, natural stone walls and the existing door and stone surrounds will be re-used.

4.00 Heritage and Conservation

The site is within the Chinley Conservation Area.

The design, siting, mass and scale of the proposed extension will not unduly harm the Conservation Area. No heritage assets are affected by the proposals.

5.00 Permitted Development Fall Back Position

Due to the height of the existing outbuilding and extension and its proximity to the boundary the proposal does not fall within Permitted Development.

Drawing number 401 gives the Green Belt volume calculations which fall well under the nominal 33% volume allowed.

There is a credible and realistic Permitted Development option for a separate outbuilding to the rear elevation of the property that would have far greater harm on the Greenbelt than the proposal. The applicant would rather not pursue this but it is a credible and realistic fall-back position that should be given material weight.

6.00 Planning Policy and Development in the Green Belt

The site lies within the Green Belt and is in the Chinley Conservation Area.

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 a modest extension to the existing outbuilding to provide home office space. This will reduce the need for the applicant to travel to work.

As such the proposals will fulfil the aspiration of the National Planning Policy Framework (NPPF) of making this development useful and sustainable.

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:

- The extension will provide home office space resulting in fewer car journeys for the applicant making the development sustainable.
- There is a credible and realistic Permitted Development fall-back position which should be given material weight.

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 surrounding properties.

7.00 Access

Access is provided to the property via the existing access. A minimum of 3 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.