

DELEGATED DECISION REPORT

HPK/2021/0087
Valid 22/02/2021

BARN COTTAGE
ASHBOURNE LANE
CHAPEL-EN-LE-FRITH

TWO STOREY SIDE
EXTENSION AND
ALTERATIONS TO EXISTING
OPENINGS. (RESUBMISSION
OF HPK/2020/0093)

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development in open countryside
- Impact on non-designated heritage asset
- Impact on landscape character

DESCRIPTION OF SITE

Barn Cottage is a non-designated heritage asset, recorded as an extant 19th century outfarm. It is located on elevated ground, approximately 270m north of Long Lane and west of Ashbourne Lane and accessed from Ashbourne Lane by a private track shared with neighbouring residential properties. There are footpaths nearby, with two immediately adjacent to the site running to the south and east.

The nearest properties are Higher Eaves Farm, approximately 70m to the east and Higher Eaves, approximately 70m to the south-west.

The building is a simple detached, two-storey, rectangular form of stone and stone slate construction. It has an agricultural character and setting, with largely solid gables and the main openings facing north. Behind the site is raised ground and a shelter belt of trees. The property benefits from panoramic views to the north and north-west. The site falls within the open countryside with a landscape character type of Settled Valley Pastures.

An application for a two-storey side extension and single-storey rear extension, with alteration to openings to provide patio doors, was refused in 2020 and subsequently dismissed at appeal.

PROPOSAL

Following the above appeal decision, this proposal is a resubmission of the previous application with the rear extension element and the patio doors removed from the proposal.

It now comprises a two-storey side extension with a rooflight in each roof slope and three small timber-framed windows to match those on the original dwelling: one on

the front elevation and two on the new end gable. A flue for the log burner is proposed in the rear roof slope.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
S 6 Central Sub Area Strategy
EQ 2 Landscape Character
EQ 3 Rural Development
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

Landscape Character SPD (Supplementary Planning Document) 2006
High Peak Design Guide SPD 2018
Residential Design Guide SPD

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/5920
Conversion of Redundant Barn To Residential Accommodation - One House.
Withdrawn 20/11/1987.

HPK/0002/6149
Conversion of Redundant Barn to Holiday Accommodation.
Approved 11/02/1988.

HPK/0003/1283
Change of Use of Holiday Cottage to Permanent Residential Accommodation.
Withdrawn 20/03/1992.

HPK/2010/0608
Remove Condition for Holiday Letting for Application.
Approved 17/01/2011.

HPK/2020/0093

Two storey side extension, single storey rear extension and alterations of an existing opening to provide patio doors

REFUSED 28/08/2020

Appeal APP/H1033/D/20/3261517 DISMISSED

CONSULTATIONS

Publicity

Site Notice expiry date: 14/4/2021

Neighbour consultation period ends: 23/3/2021

Press Advert: 1/4/2021

Public Comments

None

Chapel Parish Council

No objections

Derbyshire County Council Highways

No comments received

Peak and Northern Footpath Society

Thank you for the opportunity to comment upon this application. However, as no rights of way are affected, we have no comment to make.

DCC Archaeologist

Barn Cottage has a record on Derbyshire HER (MDR21535), arising from the Peak District Historic Farmsteads Project in 2016. It is identified as a '19th century outfarm' comprising a single building. It's on the 1880 OS map and was probably associated with High Eaves Farm as a field barn or similar. It underwent domestic conversion in 1988 and has consequently lost a deal of its historic authenticity, although it does retain some external features and 'reads' in the landscape as a former agricultural building of linear form.

The proposed side extension is subservient to the main building and preserves the linear form with an appropriate window arrangement to the new gable end. I advise that this conserves the significance of the former barn and therefore have no objection to the proposals.

OFFICER COMMENTS

Principle of Development

The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016.

Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision makers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with policies S1 and S1a of the High Peak Local Plan the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Development will be directed towards the most sustainable locations in accordance with the settlement hierarchy set out at Policy S2. In accordance with the settlement hierarchy, the building is located in the countryside. LP Policy S2, 'other rural areas', states that development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing.

LP Policy EQ3 permits extensions to existing dwellings in the countryside, provided that the extension is subsidiary to the original building and does not have an adverse impact on the character of the landscape. It was concluded in determining the previous application and remains the case that the principle of an extension in this location is consequently acceptable subject to design, heritage and landscape impacts.

Design and Heritage

Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the high Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The building is a non-designated heritage asset. Local Plan Policy EQ 7 requires that proposals which affect a heritage asset must demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.

Of further relevance, paragraph 197 of the NPPF states: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

It was concluded at determination of the previous proposal and subsequent appeal that the original scheme would cause unacceptable harm to the heritage asset. The Inspector concluded that the rear extension would be an unsympathetic addition to the original barn: however, it was also concluded that the proposed two storey side extension would retain the linear form of the former barn and, being set at a lower roofline and back from the front elevation, would be subordinate to the barn. It was concluded that the proposed window arrangement would strengthen the high solid to void character of the building. The glazing in the gable end, however, was considered inappropriate.

As a result of these conclusions, this scheme, which comprises only the side extension without the substantial glazing in the end wall, is considered appropriate. The extension is subordinate to the main dwelling, respects its dominance and harmonises with the traditional design. The glazing has been replaced by two small windows that are in accordance with the main barn.

The Archaeologist has no objections to this revised scheme.

Consequently the proposal is in accordance with the Design SPD, LP Policies EQ 6 and EQ 7, and the NPPF.

Landscape

The site is located in open countryside of landscape type 'Settled Valley Pastures'. LP Policy EQ2 requires new development to development proposals to be sympathetic to the distinctive landscape character areas as identified in the Landscape Character SPD.

The converted barn sits within a rural landscape and retains the appearance of a simple field barn. It is considered that the reduced scheme as now proposed would not be at odds with the agricultural character of the barn, its setting and its position within the landscape.

The Landscape Character SPD states that new buildings in this rural landscape type *should be no lighter or brighter than existing buildings*. By removing the large area of glazing in the gable end, the proposal has been rendered in accordance with this statement.

The proposal is consequently in accordance with Local Plan Policy EQ 2 and the Landscape Character SPD.

Amenity

The Council's Adopted Residential Design Guide SPD states that as a guide a distance of 21m between habitable room windows of adjacent properties will provide an acceptable level of amenity. High Peak Local Plan Policy EQ6 and paragraph 127f) of the National Planning Policy Framework seek to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

There are no near neighbours whose amenity is likely to be affected, due to the rural situation of the barn. The side on which the extension is proposed faces open countryside. Therefore, the proposal is in accordance with the Residential Design Guide SPD and Local Plan Policy EQ 6.

Highway Safety

Policy EQ6 and CF6 seek to ensure that all new development is served by safe and satisfactory access.

The proposal would create one extra bedroom, raising the requirement for parking provision. However it is considered that sufficient parking would remain around the building to meet this requirement.

It is considered that no highways issues are raised by this proposal and it therefore accords with Local Plan Policy CF6 and the NPPF.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the High Peak Local Plan and the National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Faye Plant

Recommendation Date: 19/04/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council