

DELEGATED DECISION REPORT

HPK/2021/0121
Valid 29/03/2021

OLD QUARRY RISE
HARGATE HILL
GLOSSOP

PROPOSED EXTENSION TO
THE ANNEX TO PROVIDE
ADDITIONAL
ACCOMMODATION WITH
INTERNAL ALTERATIONS
AND IMPROVED
FENESTRATION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development – Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

The application site is a part single storey, part two-storey structure comprising and residential annex and garage/store building, forming part of Old Quarry Rise, a residential property in an elevated position within the Green Belt near Glossop. The site is within the Settled Valley Pastures landscape character area.

The annex is a former barn building of coursed local gritstone, construction, previously converted and extended following permission in 2004. It appears that the single-storey garage replaced a previous structure in the same position, and has the same general character as the extension. The extension and garage are largely faced with reconstituted stone of a different appearance to the original part.

The roof of the garage provides a balcony to the annex, accessed via a covered walkway at first floor height. The existing building comprises an en-suite bedroom at ground floor and a kitchen, utility room and lounge at first floor.

A recent application to significantly further extend the annex to two-storey height was withdrawn following feedback that the extension would be inappropriate development in the Green Belt, owing to its disproportionate size relative to the original size of the building.

PROPOSAL

The application proposes a further extension, part two-storey and part single-storey, which would join the existing annex and garage building. together with various external alterations to both existing buildings. The garage would be converted to habitable space and integrated into the annex. These alterations would include

rebuilding the walls of the existing extension and garage in reclaimed local stone to match the original barn element. The new elements would be of the same construction, with slate roofing. The existing timber balcony railings would be replaced with a glass balustrade.

The additional and converted spaces would provide an enlarged kitchen/diner and living room at ground floor and two additional bedrooms and bathroom at first floor.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 2 Landscape Character
EQ 3 Rural Development
EQ 4 Green Belt Development
EQ 6 Design and Place Making

Supplementary Planning Documents

High Peak Design Guide
Residential Design SPD section 6 – Domestic Extensions

National Planning Policy Framework

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 12 Achieving well-designed places
Section 13 Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2020/0406 - Proposed extension to the annex to provide additional accommodation and a proposed first floor extension with internal alterations.
Withdrawn, 26/01/2021

HPK/2004/1175 - Alterations And Extensions. Approved, 31/01/2005.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.05.2021
Neighbour consultation period ends: 24.04.21

Public Comments

None received

Town / Parish Comments

None received

Derbyshire County Council Highways

No highway safety comments to make on the basis the proposed extensions remains as an annexe / ancillary accommodation to the main dwelling.

OFFICER COMMENTS

Principle of Development

Local plan policy EQ 4 Green Belt Development requires development proposals in the Green Belt to be assessed and determined in line with national policy.

Paragraph 133 of the NPPF clarifies that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; their essential characteristics being their openness and permanence. Paragraph 134 goes on to set out the five purposes of the Green Belt:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging in to one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to prevent the setting and special character of historic towns;*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*

In determining applications, paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 of the NPPF goes on to state that substantial weight should be 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, is clearly outweighed by other considerations. Paragraphs 145 and 146 note the types of development which are classified as exceptions to inappropriate development, and thus acceptable in principle. These include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Figures provided within the application indicate that the proposed extension, taken together with the existing extension, will comprise an addition of around 73% volume above the original size of the building, which is considered to be a clearly disproportionate addition over and above the size of the original building, and would therefore be inappropriate development in the Green Belt in principle and therefore harmful to the Green Belt. The extension previously proposed would have added around 85% volume above original.

Permission therefore should not be granted unless there are very special circumstances clearly outweighing the harm from inappropriateness and any other harm. In providing additional living space, the extension would result in harm to the spatial element of the openness of the Green Belt.

The two-storey part of the extension would be enclosed by the two-storey volume of the existing building, and the additional single-storey element would be enclosed by the existing annex and the garage. The proposed additions would therefore infill corners and spaces between existing volumes, and this would avoid a harmful impact on the visual element of the openness of the Green Belt from surrounding public viewpoints.

The extension previously proposed would have resulted in great harm to the spatial element of openness and would have resulted in significant harm to the visual element, owing to its greater projection beyond the volumes of the existing buildings.

Further, it is not considered that the proposal would result in harm to any of the five purposes of the Green Belt, given that the extension will be located within the curtilage of an existing residential property.

The harm arising from the proposed development would therefore be limited to that arising from inappropriate development and from harm to the spatial element of openness, the latter of which in this case is considered to be limited.

The proposals do not result in harm in terms of any other planning considerations.

Very Special Circumstances

It is considered that the original building, and the rest of the property and the neighbouring buildings which together form a traditional farm cluster, have a particularly strong traditional agricultural character, which has been significantly harmed by the existing extension and the existing garage building, which largely results from the mis-matching reconstituted stone employed in their external construction, which is much more cleanly dressed and regular in form than the random gritstone from which the original barn was built. It is considered that this aspect of the existing arrangement significantly detracts from the character of the local built environment and the landscape character of the immediate area.

The proposal would involve replacing these facing walls with rough coursed stone to match the original part of the building. It is considered that these alterations would represent a significant improvement to the appearance of the building, which is in prominent position from some public viewpoints.

Such an unsympathetic extension to a traditional agricultural building is relatively unusual and in this respect the opportunity to redress the harm to its character can be considered to be very special circumstances.

The intended reworking would achieve significant benefits in terms of building design quality and landscape character. It is considered that substantial weight should be

afforded to these considerations, sufficient to clearly outweigh the combined harm to the Green Belt resulting from inappropriateness and from the harm to the spatial element of openness.

As such, it is considered that the proposed extension and other works are acceptable in principle.

Design

Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

Paragraph 127 states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

As outlined above, it is considered that the proposed extension and other alterations would be sympathetic to the character of the existing building in terms of massing, architectural form and detailing, and facing materials.

Landscape

Policy EQ 2 Landscape Character notes that development proposals will be required to be informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document. The recent additions are unsympathetic to the landscape character of the area and by using local natural stone this effect will be addressed by the proposed works. The proposals are therefore considered to support the objectives of EQ 2.

Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

The proposed extension and other alterations would not give rise to any harm in terms of these amenity considerations, due to their limited scale and their positions relative to neighbouring properties of wayside House and The Cottage, which are largely screened from the proposed development by the existing building itself and the main farmhouse. Proposed windows would be orientated away from the neighbours, would replace existing windows or would be screened by other buildings to avoid overlooking and the additional volume would not create overshadowing due to the separation distances, intervening building and the fact that the additional volume will be infilling between the main annex and garage.

Highway Safety

Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network.

The comments from the highways officer are noted. The building would remain as an annex to the main dwelling. The property includes an extensive driveway sufficient to provide off-street parking space to meet the increase in occupation which would result from the proposal. The application is therefore not considered to give rise to any highways safety issues.

CONCLUSION / PLANNING BALANCE

The proposed extension would comprise inappropriate development in the Green Belt and therefore would be harmful by definition, and would result in harm to the spatial element of openness of the Green Belt. Substantial weight is afforded to these harms. However the proposals would achieve substantial benefits in terms of building design and landscape character, which are considered to comprise very special circumstances sufficient to clearly outweigh the harm in Green Belt terms. The proposals are therefore acceptable in principle, and are considered to be acceptable in terms of effects on highways safety and residential amenity and to not give rise to any other planning considerations. The application is considered to accord with the relevant policies of the development plan and is recommended for conditional approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Tom Hiles

Recommendation Date: 15.07.21

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Signed by: Ben Haywood

On behalf of High Peak Borough Council