

Thorncroft

Lower Hague, New Mills, SK22 3AP

Planning Statement

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**SUPPORTING STATEMENT IN RESPECT OF AN APPLICATION
FOR EXTENSION TO AN EXISTING OUTBUILDING**

AT: THORNCROFT, LOWER HAGUE, NEW MILLS, SK22 3AP

Prepared on behalf of

Mr and Mrs K. Povah

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EXECUTIVE SUMMARY

Introduction

This Planning Statement supports an application seeking full planning permission for development comprising the extension to an existing outbuilding at the property referred to as Thorncroft, Lower Hague, New Mills.

The Statement assesses the proposals against the provisions of the adopted Development Plan for the High Peak (the “Plan”) and against other relevant, material considerations, including national planning policy. The authors have determined that when weighing everything (any harm and any benefits) in the balance, the proposals comply with the Plan when read as a whole; and there are no other material considerations which suggest that planning permission should be withheld. As such the proposals comprise sustainable development and warrant the grant of planning permission.

Reading this Document

This Planning Statement is structured as follows:

- Section 1 provides an introduction to the application
- Section 2 describes the site and its surroundings
- Section 3 provides the context for the application including matters of the planning policy context and the relevant planning history
- Section 4 describes the proposed development in detail
- Section 5 provides an overview of the adopted Development Plan and outlines the key policy considerations
- Section 6 analyses the proposed development against the previously identified Development Plan considerations
- Section 7 assesses the proposed development with national green belt policy
- Section 8 considers the proposals against other objectives of the NPPF
- Section 9 outlines the conclusions relevant to the determination of the planning application.

1 INTRODUCTION

1.1.1 This Statement has been prepared by Crowley Associates on behalf of Mr and Mrs K. Povah (the “Applicants”) and relates to land belonging to the residential property referred to as Thorncroft, Lower Hague, New Mills (the “site”). The residential property (including the site) is within the ownership of the Applicants’ family.

1.1.2 The application seeks permission for:

Extension to existing outbuilding

1.1.3 The application is fully described within Forms 1APP and presented in a drawing package prepared by HEM Architecture. For clarity the drawing package includes:

- 001 Site Location Plan
- 002 Existing Site/Block Plan
- 010 Existing Drawings
- 102 Proposed Site/Block Plan
- 110 Proposed Drawings

1.1.4 The extent of the site is identified in Figure 1 below.

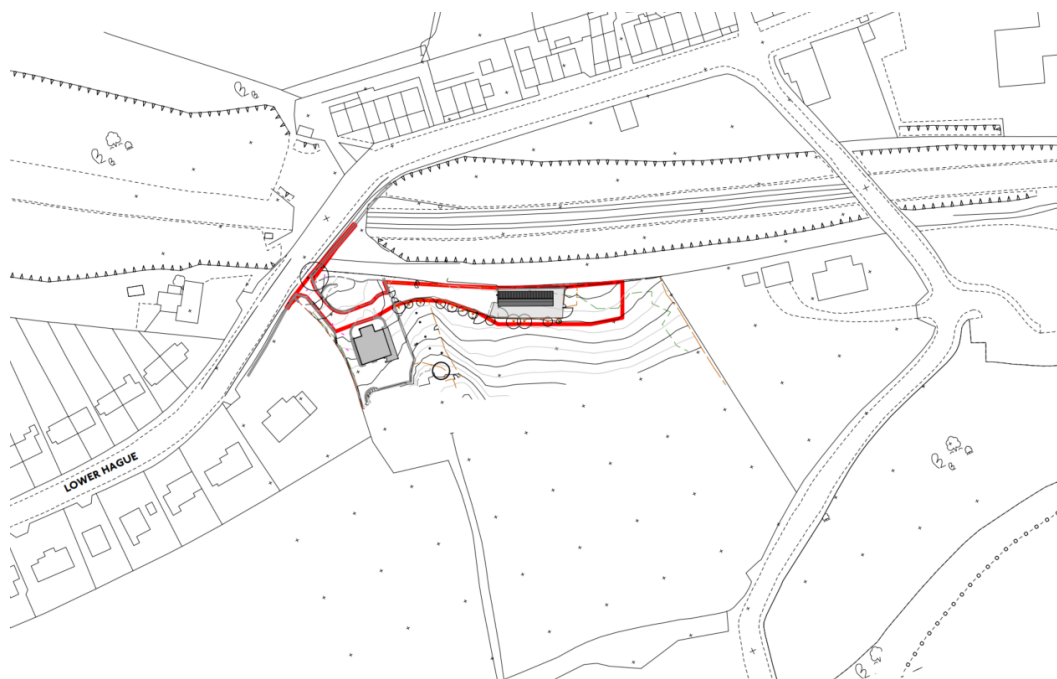


Figure 1 Location Plan © HEM Architecture

2 SITE AND SURROUNDING AREA

2.1 The Site

- 2.1.1 The site comprises an area of land belonging to the residential property referred to as Thorncroft and is currently occupied by a building (the “outbuilding”). The outbuilding is used for purposes (storage) incidental to the enjoyment of the existing dwelling, referred to as Thorncroft (the “parent property”) and forms part of the domestic planning unit.
- 2.1.2 The outbuilding, which remains in its original form, is permanent in nature, of substantial construction, and in a good state of repair. Sitting on a concrete plinth it occupies a volume of 212.35m³. There is access to it along a grassed track which runs east from the parent property’s driveway to/from the main highway.

3 CONTEXT FOR DEVELOPMENT

3.1 Planning Policy Context

- 3.1.1 As per the Interactive Planning Map of the LPA’s adopted Development Plan, the site is located within the Green Belt.
- 3.1.2 The site is located within Flood Zone 1 and there are no other policy designations associated with it.

4 PROPOSED DEVELOPMENT

4.1 Use and Amount

- 4.1.1 This application is seeking permission to proportionately extend the existing outbuilding. The extension will provide an additional workshop/storage space which will continue to be used for purposes incidental to the parent property.
- 4.1.2 The proposed extension will increase the volume of the outbuilding¹ from 212.35m³ to 281.88m³. This additional 70.04m³ is an approximate increase of 33%.

¹ The outbuilding as it currently exists on the site amounts to the ‘original building’

4.2 Design and Appearance

- 4.2.1 The southern elevation of the outbuilding is to be extended. The extended section will appear identical to the existing structure in terms of materials, openings and overhang. The ridge of the outbuilding will be extended upwards slightly to ensure a symmetrical pitched roof.

4.3 Layout, Access and Landscaping

- 4.3.1 The existing layout, access and landscaping will all remain unchanged from the proposed development.

5 THE ADOPTED DEVELOPMENT PLAN

- 5.1.1 The adopted Development Plan for the High Peak comprises the High Peak Local Plan. Adopted in 2016, the Development Plan has not been renewed in the past five years
- 5.1.2 For the purposes of the adopted Development Plan, (as per the Interactive Planning Map) the site is located outside the Built-Up Area Boundary of New Mills and within the Green Belt. From the Applicants' assessment of the planning history for the site, and the contents of the adopted Development Plan, the policies relevant to the site and the proposed development include:
- **Policy S1** Sustainable Development Principles
 - **Policy S1a** Presumption in Favor of Sustainable Development
 - **Policy EQ3** Rural Development
 - **Policy EQ4** Green Belt Development
 - **Policy EQ5** Biodiversity
 - **Policy EQ6** Design and Place Making
- 5.1.3 The policies outlined above are still considered to carry weight in the decision-making process noting their general consistency with the broader objectives of the NPPF despite their inclusion in a Plan that is out of date.

6 MATERIAL CONSIDERATIONS – DEVELOPMENT PLAN POLICY COMPLIANCE

Policy S1 and S1a

- 6.1.1 Policy S1 builds on the advice contained within the NPPF tailoring the sustainable development principles set out therein to the specific strategies planning (social, economic and environmental) challenges which face High Peak.
- 6.1.2 In so far as it is relevant to the proposed development in hand, we note that S1 “seeks” to ensure that development:
- Making effective use of land and buildings
 - Takes account of the landscape character within the High Peak
 - Enhances the environment (where possible)
- 6.1.3 Policy S1a merely repeats the presumption in favour of sustainable development which is set out at Paragraph 11 of the NPPF.
- 6.1.4 Taken together Policy S1 and Policy S1a seek to promote sustainable development. There is nothing in Policies S1 and S1a which would immediately preclude development as proposed.

Policy S2 and EQ4

- 6.1.5 Policy S2 sets out the settlement hierarchy for the district and seeks to control development based on its location. For Green Belt locations, such as the site, the Policy expects the Green Belt to be:

protected from inappropriate development

- 6.1.6 The Policy continues by stating that

proposals will be considered in accordance with the provisions of national planning policy and in the light of other policies in this Local Plan.

- 6.1.7 In line with Policy S2, Policy EQ4 states that:

Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.

- 6.1.8 The Applicants consider that the proposed development is S2 and EQ4 compliant as per the assessment (of the proposed development's accordance with the provisions of the national planning policy, as it relates to the Green Belt) that is undertaken from Section 7 of this statement.

Policy EQ3

- 6.1.9 Policy EQ3 seeks to strictly control new development within the open countryside (locations outside Built-Up Area Boundaries) *to protect the landscape's intrinsic character and distinctiveness.*

- 6.1.10 The Applicants consider that the proposed development is **Policy EQ3 compliant** in that involves the extension of a building where the existing appearance of the outbuilding is retained and thus will protect the existing character and appearance of the rural area in this location.

Policy EQ5

- 6.1.11 Policy EQ5 seeks to conserve and where possible enhance the biodiversity and geological resources within the district by :

ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.

- 6.1.12 The proposed development will be confined to an area of existing hardstanding and will not impact any trees, hedges, or other features of biodiversity value.

- 6.1.13 The Applicants consider that the proposed development will not result in significant harm to biodiversity and will be open to implementing features or measures to contribute positively to the site's biodiversity value.

Policy EQ6

6.1.14 Policy EQ5 seeks to ensure that development is:

...well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

6.1.15 The Applicants consider that the development would be Policy EQ5 compliant for the following reasons:

- The design of the proposed extension will incorporate materials to match the existing outbuilding and will replicate the existing elevational treatment in terms of openings
- The proposed development will also protect the existing character of the site and will have no discernible effect on the value of the surrounding landscape
- The materials used will be locally sourced and are of minimal

7 MATERIAL CONSIDERATIONS – DEVELOPMENT IN THE GREEN BELT

7.1.1 As stated above, the adopted Development (within Policies S2 and EQ3) expects development in the Green Belt to be assessed against the provisions of national planning policy.

7.1.2 On the matter of development in the Green Belt, the National Planning Policy Framework (the “NPPF”), from Paragraph 149, is clear that *a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt* subject to certain exceptions. One such exception, found at Paragraph 149 c), is development comprising:

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.

7.1.3 The NPPF does not define, within Paragraph 149 or elsewhere, what quantum of additions are considered disproportionate, however it is generally held to be the case that extensions limited to around a third (or 33%) of the volume of the original building are not disproportionate. There are examples of cases where an even greater percentage has been accepted.

- 7.1.4 As set out within Section 4.1 above, the proposed extension has a volume of 70.04m³ and will result in an increase to the volume of the original by approximately 33%.
- 7.1.5 It is, therefore, the view of the Applicants that the proposed development comprises a proportionate extension to the original building and is **in accordance with the exception found at Paragraph 149 c) of the NPPF**, and as such, is **compliant with Policy S2 and Policy EQ4** of the adopted Development Plan.
- 7.1.6 As stated in Section 6, the development is found, upon assessment by the Applicants, to be Development Plan Policy compliant in all other respects.

8 CONCLUSION

- 8.1.1 The Applicants' position is that the development for which planning permission is being sought is not inappropriate by definition and is otherwise considered to be in accordance with NPPF Paragraph 149 c). In all other respects the development is considered to be Development Plan Policy compliant.
- 8.1.2 As such the development comprises sustainable development and planning permission should be granted without delay.

