

DELEGATED DECISION REPORT

HPK/2022/0432
Valid 30/09/2022

FOUNDRY COTTAGE, HYDE
BANK ROAD, NEW MILLS,
DERBYSHIRE, SK22 4BP

CONVERSION OF EXISTING
DOMESTIC STORAGE
OUTBUILDING TO LETTABLE
HOLIDAY ACCOMMODATION
(FULL - MINOR)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement boundary for New Mills as defined by the Local Plan policies map. The application site relates to a two storey detached dwelling with small lean to out building. The dwelling is located within a generous plot adjacent to the River Sett. The site lies within the New Mills Conservation Area. The site also lies within Flood Zone 2. The application site is set lower than Hyde Bank Road and positioned behind a roadside stone wall.

PROPOSAL

This application seeks planning permission for the conversion of the existing outbuilding to lettable holiday accommodation. The proposals include raising the ridge height of the lean to roof and alterations to the external elevations to provide new windows within the front elevation. The existing side door would be blocked up. Three roof lights are also proposed.

Accommodation would comprise a kitchen/diner/living space, shower and w/c room, and a bedroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S6 Central Sub-area Strategy
- CF6 Accessibility and Transport
- EQ1 Climate Change
- EQ6 Design and Place Making

EQ7 Built and Historic Environment
EQ9 Trees, Woodlands and Hedgerows
EQ11 Flood Risk Management
E6 Promoting Peak District Tourism and Culture

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
New Mills Character Appraisal (2008)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 16: Conserving and enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/5019 – New store building – Approved 19/12/1995
HPK/0003/8204 – Erection of dwelling and new store building
HPK/2004/0716 – Change of use to two dwellings – Approved 15/09/2004
HPK/2005/0930 – Detached storage shed – Approved 07/02/2006
HPK/2009/0436 – Resubmission for demolition of former foundry building and erection of two dwellings on the existing footprint – Approved 10/09/2009
HPK/2009/0141 – Erection of two new dwellings – Withdrawn 19/06/2009
HPK/2012/0439 – Application to replace extant planning permission HPK/2009/0436 – Approved 03/06/2013
HPK/2016/0611 - Proposed 2 no. single storey holiday lodges – Refused 13/02/17

CONSULTATIONS

Publicity

Site Notice expiry date: 28/10/22
Neighbour consultation period ends: 10/11/22
Press Advert: 10/11/22

Public Comments

None received

Town / Parish Comments

No objection

DCC Highways

No objection subject to condition relating to parking

DCC Lead Local Flood Authority

No comments to make

Environmental Health

No objection subject to conditions

Conservation Officer

No objection subject to conditions

OFFICER COMMENTS**Principle of Development**

The application proposes the change of use of an existing domestic outbuilding to holiday let accommodation. The site is located within the settlement of New Mills as defined by the Local Plan Policies Map which is located within the Central sub-area. Policy S6 seeks to promote sustainable growth within the Central Area, including encouraging the growth of a sustainable tourist economy. Policy S1, which relates to delivering sustainable development, seeks to promote the effective use of land. Policy E6 seeks to promote Peak District tourism and culture by supporting provision for visitors which is appropriate to the settlements in line with environmental objectives and also supporting the provision of new serviced accommodation in towns and villages in order to encourage overnight visitor stays.

The proposed holiday let accommodation is considered to be an acceptable form of development, as a matter of principle, provided other Development Management considerations are satisfied. In this instance matters relating to design, including the impact on the Conservation Area, amenity, highways, flood risk and other environmental matters, are relevant.

Design Considerations (including impact on heritage Assets)

Policy EQ 6 requires that all development should be well designed and be of high quality which responds positively to its environment while contributing to local distinctiveness and sense of place. Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance. The application site is located within the New Mills Conservation Area, with the application site being identified having a negative contribution to the area.

The proposals relate to the conversion of an existing outbuilding to holiday let accommodation. The building is relatively modest in nature and is not visible from public vantage points. The proposal includes the raising of the ridge height of the lean to roof. The extent of this change would not be visible from public vantage points as the development would remain lower than the boundary wall. The proposal includes changes to the existing openings including the replacement of windows and

the creation of a new window/door to replace the existing door within the front elevation. These alterations would not adversely affect the character and appearance of the building and considered to be appropriate to facilitate the development.

Existing hardstanding areas would be utilised for parking and there is sufficient hardstanding across the site for this to be provided without the requirement for new hardstanding.

It is considered that the proposals would not cause harm to the significance of the Conservation Area, and therefore would sustain the heritage asset and the character and appearance of the area generally.

The Conservation Officer has suggested conditions regarding the means of attachment of the roof to the stone wall, and details of rainwater goods. The existing building is detached from the wall, however the height of the building overhangs the rear elevation and connects to the wall with a timber fixing and lead flashing. The proposal is to replicate this design approach and it is considered that this would be appropriate in this instance. It has been identified by the applicants that the existing rainwater goods would be used, or replaced on a like for like basis, which is appropriate in this instance.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and 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.

The outbuilding is located within the curtilage of the property known as Foundary Cottage and has an intimate relationship with the main dwelling. As a new dwelling the relationship would be unacceptable in amenity terms. However, as this is for holiday let accommodation remaining in control of the host dwelling, such a relationship is not uncommon and this lessens the impact that the development would have on existing occupants amenity.

Additionally, the proposed internal floorspace of the dwelling would be insufficient to meet the requirements of national internal space standards as a standalone dwelling. However, as a holiday let, the proposed level of accommodation is considered to be appropriate in this regard.

Highway Safety

The proposal would result in an increased demand for off street parking to serve the host dwelling and the demand for parking arising from the proposed holiday let. The application site enjoys significant areas of hardstanding, and as such there is sufficient space within the curtilage of the dwelling to provide parking for the existing property and the proposed use.

The proposed development would increase the usage of the site access, however the site access has good visibility, and the level of increase would not be so significant to result in harm to highway safety. No objections have been raised by DCC Highways.

Flood Risk

The application site lies adjacent to the River Sett. Part of the curtilage of Foundry Cottage is located within Flood Zone 2, however the application building itself is located within Flood Zone 1 as indicated on the Environment Agency Flood Map for Planning. The proposals are deemed to be acceptable in terms of flood risk and no objection has been raised by the Lead Local Flood Authority.

Other Environmental Matters

Given the former use of the site, the application has been accompanied by a Ground Investigation report. This report was prepared to support an earlier planning application for the construction of a new dwelling on the site. The report therefore suggests a number of mitigation and remediation measures for that development. Environmental Health have reviewed the proposals and advised that the remediation ought to be a condition of any approval.

The applicants agent has advised that there is no intention to carry out external works or remove the existing floor of the building. This would remove the requirement for remedial works to be carried out. As a pre-caution, given the ground conditions it is considered appropriate for the wording of the condition to be amended in the event that such works do become necessary.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Declan Cleary

Recommendation Date: 01/12/2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council