

DELEGATED DECISION REPORT

HPK/2022/0452
VALID 12/10/2022

HIGHER EAVES,
ASHBOURNE LANE,
CHAPEL-EN-LE-FRITH,
DERBYSHIRE, SK23 9UF

NEW STORAGE BUILDING
(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The site lies in the countryside as confirmed by the Local Plan policies map. The site includes a traditional stone farmhouse which faces stone outbuildings immediately to the south of it, accessed via a farm track connecting Long Lane to the south and Ashbourne Lane to east. The farm buildings lie to the north of the track about halfway along it and there is a separate drive (and public footpath) off the farm track which runs through the small gap between the farmhouse to the north and three connecting outbuildings to the south. The farm is surrounded by open land and fields. The land slopes downwards towards the north.

PROPOSAL

This application proposes the construction of an open fronted storage building. The elevations would be constructed from limestone walling with metal sheeting above to the northern elevation, and concrete panelling with metal sheeting above to the south and western elevations. The roof would be constructed from dark green metal sheeting. The building would have a square footprint at 6m wide and deep. Height to eaves and ridge would be 2.7m and 3.6m respectively. The building would be used for storage in association with the farm and also domestic storage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S6 Central Sub-area Strategy
- EQ2 Landscape Character
- EQ3 Rural Development
- EQ6 Design and Place Making

Chapel-en-le-Frith Parish Neighbourhood Development Plan

C3 Walking, Footpaths and Public Rights of Way

Supplementary Planning Guidance/Documents

Residential Design (2005)

High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2019/0279 - Change of use of outbuilding to form ancillary accommodation –
Approved – 27/11/19

CONSULTATIONS

Publicity

Site Notice expiry date: 24/11/22

Neighbour consultation period ends: 17/11/22

Press Advert: N/A

Public Comments

None

Town / Parish Comments

No objection, if minded to grant the public footpaths near the site should remain fully accessible during any work

DCC Highways

No Highway Safety comments to make.

Peak and Northern Footpath Society

We would ask that a condition is attached to any permission that may be granted requiring the footpaths to be maintained in a safe condition and available for use throughout and following any works

OFFICER COMMENTS

Principle of Development

The application proposes the construction of a detached storage building at a farmhouse which is located within the open countryside as defined by the Local Plan policies map.

Policy EQ3 relates to rural development and states that extensions to existing dwellings may be acceptable provided that it is subsidiary to the building and do not have an adverse impact on the character of the landscape. Policy EQ3 also supports development proposals for rural employment and for agricultural purposes.

The proposed storage building would be sited within the curtilage of the existing farm dwelling which operates a small sheep farming enterprise. The proposed use is required to support the existing enterprise and would facilitate storage/parking for the existing dwelling. The principle of the proposed development is therefore considered to be acceptable subject to the impact on the landscape, amenity, highway safety and the impact on the public right of way network.

Design Considerations

The application site is located within a rural area where policy EQ3 requires extension development to not have an adverse impact on the landscape.

In terms of the impact on the landscape, the application site is a relatively isolated site within the open countryside which is accessed via a long track. Views of the site, which is in an elevated position, are available from lower land to the north. The proposed building is relatively modest in scale and height and would be viewed against the backdrop of existing trees, while other trees help to screen the development from various vantage points.

It is noted that a public right of way passes the location of the proposed building. The public right of way passes through the planning unit which is well contained by established boundaries. While the building would be prominent from the PROW network, this would be limited to its immediate proximity and in the context of the existing farm.

The building would be sited off the existing driveway within a parcel of unused land and represents a logical position for the building.

The design and appearance of the building is functional for its proposed use and the use of materials, and colour finish are appropriate.

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 application site is remote from other residential properties and as such the proposals would not cause any harm to residential amenity.

Highway Safety/Impact on PROW

The proposed storage building would be accessible off the existing driveway, and in a location where domestic vehicles park. Adequate manoeuvring space is available within the planning unit.

Immediately adjacent to the site is a Public Right of Way. The proposed development is clear of the definitive route and would not encroach or impede the route when completed. It would be necessary to include an informative on any permission to ensure that the developer is aware that the PROW remains unobstructed during construction.

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: 06/12/2022

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council