

DELEGATED DECISION REPORT

HPK/2022/0506
Valid 07/11/2022

HOLLY FARM KINDER
ROAD
HAYFIELD

WINDOW AND DOOR
ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and Heritage
- Landscape Impact

DESCRIPTION OF SITE

The application site is a dwellinghouse previously converted from a barn, forming part of a small former farm complex on Kinder Road in Hayfield, within the Hayfield Conservation Area and outside the built-up area boundary for Hayfield.

There is a pending application relating to an area of the property set away from the house, for the removal of existing sheds and outbuildings to be replaced with a detached annex. The pending proposal has no bearing on this application.

PROPOSAL

Permission is sought to replace two windows at the south-east facing elevation with a four-piece set of folding doors. It appears that one of the existing windows was formed from an existing opening at the time of the conversion. Existing doors and windows in this area of the building appear mainly to be wood-effect UPVC. The replacement window set would appear to include a stone lintel. This elevation is set behind a large overhang which obscures this part of the building from Kinder Road.

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 3 Rural Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Documents

Residential Design SPD section 9 – Domestic Extensions

National Planning Policy Framework (2021)

Paragraph 11 The Presumption in Favour of Sustainable Development

Section 4 Decision-making

Section 12 Achieving well-designed places

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/4984 - Conversion Of Existing Barn To Dwelling. Removal Of Outbuildings. Attached Brick Building Clad In Stone To Form Garage, & Construction Of Driveway. Approved, 26/02/1987

HPK/0003/7076 - First Floor Extension Over Existing Ground Floor Room. Approved, 21/05/1998

HPK/2003/0314 - First Floor Bedroom Extension To Rear. Approved, 22/05/2003

HPK/2021/0013 - Removal of Buildings and New Annexe. Pending.

CONSULTATIONS

Publicity

Site Notice expiry date: 10.01.2023

Neighbour consultation period ends: 15.12.2023

Press Advert: 24.11.2023

Public Comments

None received

Town / Parish Comments

None received

Conservation Officer

No comments to make.

OFFICER COMMENTS

Principle of Development – Open Countryside

Local Policy EQ 3 Rural Development notes that, outside the settlement boundaries the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the

setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development. EQ 3 goes on to note that this will be achieved by means including limited residential development to certain forms including extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

Alterations to existing dwellings within the open countryside are therefore considered to be acceptable in principle subject to these expectations as well as all other relevant planning considerations.

Design, Heritage and Landscape Impact

Local Plan Policy EQ2 notes that the Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

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 130 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 the site lies within the Hayfield Conservation Area Local Plan Policy EQ7 states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to designated and non-designated heritage assets and their settings, including conservation areas.

NPPF paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposed alterations are considered to be acceptable in terms of building design and impacts upon the Conservation Area and the landscape character. Whilst the proposed window set is slightly at odds with the traditional character of the converted barn, owing to the limited visibility of this part of the site it is not considered that the proposal would result in material harm to the appearance of the building, or the contribution that it makes to Conservation Area within which it is set. It is noted that the existing building already has a set of patio doors to the rear along with a Upvc porch, which do not compliment the character of the existing building. In this respect the building to the rear is already compromised by unsympathetic alterations. There will be limited views of this part of the building from public vantage points to the south along Valley Road, but these are sufficiently distant that it is not considered this would impact the landscape setting that the site forms part of. Exact design

details of the proposed window set have not been provided, but this can satisfactorily be controlled by condition. Overall whilst the additional set of doors are not considered to respect the character of the existing building, the rear and side elevations have already been compromised, and therefore the addition of a new sets of doors are not considered to be make the existing situation substantially more harmful. The development would therefore sustain the heritage asset.

For these reasons it is considered that the proposed works would support the objectives of local policies EQ 2,EQ6 and EQ7.

Other matters

The proposed works would not give rise to any other planning considerations, including impacts on residential amenity and highway safety.

CONCLUSION / PLANNING BALANCE

The proposed window alterations are considered to be acceptable in principle and in terms of design and impacts upon Conservation Area and landscape character, and to not give rise to any other planning considerations, and therefore to be acceptable in terms of all relevant planning policies. The application is therefore recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Tom Hiles

Recommendation Date: 16.01.2023

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council