

DELEGATED DECISION REPORT

HPK/2023/0008
Valid 12/01/2023

PADFIELD BROOK
COTTAGE LITTLE
PADFIELD
GLOSSOP

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Conservation Area
- Green Belt

DESCRIPTION OF SITE

Padfield Brook Cottage is located within the Green Belt and within the Padfield Brook conservation area. The cottage is a converted barn which makes up one of handful of dwelling houses on the old Padfield Brook Farm. The cottage has a traditional stone barn construction with slate roof, and is now a semi-detached property.

The dwelling house has a previously approved single storey rear extension, which is in keeping with the character of the converted barn. The rear extension acts as the kitchen and has a small porch to the side which acts as the main entrance to the property.

The property benefits from a large curtilage with a with vehicle access the side of the property. The entrance gate provides access to a stone, detached, double garage within the curtilage. The property boundary is treated with mature trees and vegetation along the north-east boundary, along with runs a public footpath. The south/rear boundary of the site has low boundary treatments allowing for views across the open countryside.

PROPOSAL

Planning permission is sought for a single storey rear extension. The proposed extension will continue the existing rear extension to create a living area. The proposed extension will change the existing rear roof from a single pitch to a dual pitched roof, with 4 sky lights. a large bi-folding will be inserted into the rear elevation. The original plans showed 2 matching windows in the side elevation, however revised plans changed this to one larger and one smaller window.

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 4 Green Belt Development
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed places
Section 13 – Protecting Green Belt land
Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/8981 – For proposed conversion to two residential units – existing barn and adjoining buildings APPROVED

HPK/0002/0885 – conversion of Barn into 2 dwellings REFUSED 18/06/1984

HPK/0002/1598 – Conversion of Barn into 2 dwellings Mats: Natural Stoen
APPROVED 16/07/1984

HPK/0002/6318 – Kitchen extension and double detached garage extension
APPROVED 16/03/1988

HPK/2005/0214 – Rear porch and velux window APPROVED 23/06/2005

CONSULTATIONS

Publicity

Site Notice expiry date: 23/02/2023
Neighbour consultation period ends: 16/02/2023
Press Advert: 16/02/2023

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No Highway comments received

OFFICER COMMENTS

Principle of Development

LP Policy S 2 identifies Padfield as a smaller village where only limited development should be allowed to meet local rural needs. Acceptable development must be consistent with maintain and enhancing their distinctive character and appearance.

Furthermore, the application site is within the Green Belt. Paragraph 147 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. LP Policy EQ 4 states that within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy. As such to must be determined if the proposal is considered appropriate development for within the Green Belt.

The existing extensions of the rear kitchen and porch equal and addition of 49.28 cubic metres. This accounts for an approximately 13% increase in volume to the original barn conversion. The proposed extension will add an additional 33.26 cubic meters of extension to the barn, an overall total therefore of 113.94 cubic meters. This is considered to be within the realms of an acceptable development within the green belt and will not be disproportionate to the original dwelling house.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

Paragraph 5.15 states that the guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that in most cases the barn, mill or chapel should afterwards look like a converted barn, mill or chapel, and not like a new house or new block of flats.

The Adopted Residential (SPD) (2005) chapter 9 stats that “extensions and alterations to existing houses can have a significant impact on the appearance of a

house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

Section 16 Paragraph 199 of the NPPF 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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Whilst extensions which disrupt the simple rectilinear form of former farm buildings are not normally encouraged, in this case the extension replaces and unsympathetic lean-to addition. Furthermore, the barn has already lost much of its agricultural character through the introduction of features such as chimneys

The proposed rear extension will be smaller in massing to the main dwelling, remaining subordinate in appearance. The proposed extension harmonises well with the host dwellinghouse, emulating the roof design, with matching stonework. Furthermore the alternative window design for the extension in revised plans helps to maintain the character of the converted barn, due to the irregular nature of all the fenestrations. The complementary design of the proposed extension will ensure that the host building will continue to appear as a converted barn following the completion of works. On balance, therefore, it is considered to be acceptable in design terms

As revised plans ensure that the character of the building is not harmed then no harm is seen to come to the conservation area as a result of the proposed works.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The proposed extension looks out upon open countryside to the rear and side. The adjoining neighbour will not be impacted by overshadowing as the proposal is some distance from their nearest rear window. Furthermore no new side windows are proposed in the elevation facing the neighbouring property. As such the privacy of the adjoining neighbour will not be impacted.

Highway Safety

The proposal will not increase the number of bedrooms to the property and will not reduce the number of available off street parking places. As such highway safety will not be impacted.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 24th February 2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council