

Sir or Madam  
High Peak Borough Council  
Development Services  
Municipal Buildings  
Glossop  
Derbyshire  
SK13 8AF

03 April 2023  
EP ref: 17-453

Dear Sir/ Madam

**Re: Planning Portal reference: PP-12068060**  
**Householder application for proposed pergola at Bankwood Mill, Glossop**

Emery Planning is instructed by our client, Mr S Dobie to submit a householder application for the erection of a proposed pergola to the rear elevation of Plot 1, Bankwood Mill, Charlesworth, Glossop, SK13 5ES.

The application comprises this covering letter and the following accompanying plans and supporting information:

- Application form
- Existing and Proposed Plans and Elevations (drawing no. 03/23/33 1 of 3)
- Site and Location Plans (drawing no. 03/23/22 2 of 3)
- Site Plans (drawing no. 03/23/33 3 of 3)
- Pergola specification document

The application fee of £238.20 will be paid directly to the Planning Portal.

#### Site location and description

The application site comprises a recently constructed detached dwelling located at the former Bankwood Mill complex, Charlesworth. The site adjoins open countryside to the northwest and southeast and is located within the Green Belt as defined by the adopted local plan proposals map.

#### The application proposals

The application seeks householder planning permission for the erection of a retractable pergola to be constructed to the rear (southwest) elevation of the dwelling. The pergola would be of a high-quality design and appearance and in keeping with the character of the host dwelling. The pergola would be located adjacent to the existing single storey element of the dwelling and would not project beyond the single storey element of the dwelling.

As outlined above a manufacturers specification document has been submitted in support of the application and provides visuals of the pergola proposed to be installed.

### Planning policy context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan:

If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purposes of considering the current proposals, the development plan consists of the High Peak Local Plan, adopted April 2016.

The policies below are relevant to the determination of the current application proposals:

- Policy EQ4 – Green Belt Development
- Policy EQ6 – Design and Place Making

The relevant sections of the National Planning Policy Framework (the Framework) are considered below.

### Planning considerations

Local Plan Policy EQ4 relates to development in the Green Belt and states planning permission will not be granted for development unless it is in accordance with national planning policy. Paragraph 137 of the Framework states the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open. Paragraph 149 of the Framework states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, with one identified exception being for the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building (paragraph 149(c)).

The application proposes the construction of a pergola to the rear elevation of the existing dwelling. The proposed pergola would be open sided with a retractable awning and would not project beyond the existing single storey element to the rear of the dwelling. The proposals would not result in the enclosure of the patio to the rear of the dwelling and open views of the dwellings rear elevation would be maintained. The proposed pergola would be light weight in appearance and would not be visually intrusive.

Only the supporting frame would be visible as shown on the submitted plans and elevations and the proposals would not result in a disproportionate addition to the dwelling. Therefore, in accordance with paragraph 149(c) of the Framework the proposals would be an appropriate form of development in the Green Belt and therefore accord with Local Plan Policy EQ4.

Local Plan Policy EQ6 relates to the matter of design and requires that all development be well designed and respond positively to its environment. The proposed pergola would be of a high-quality design and construction being appropriate in scale and appearance to the existing dwelling.

The existing dwelling is located within a spacious plot and does not immediately adjoin any other residential properties, as such the proposals would maintain the existing relationship with adjacent development and given the open nature of the pergola, would not be visually intrusive or result in any loss of amenity. Therefore, the proposals accord with the relevant provisions of Policy EQ6.

We trust that the contents of this letter and the submitted supporting information is sufficient to enable the validation and determination of the application, however, should you require anything further please feel free to contact this office at your earliest opportunity.

Yours sincerely  
Emery Planning

*Victoria Wood*

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