

DELEGATED DECISION REPORT

HPK/2022/0358
Valid 03/08/2022

15 TOLLBAR HOUSE
MARPLE ROAD
CHISWORTH

PROPOSED EXTENSION TO
REAR OF EXISTING
OUTBUILDING.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt

DESCRIPTION OF SITE

The application site is across the road from 15 Tollbar House. The land is used as parking and amenity space for no. 15 Tollbar House. The application site currently has a small stone outbuilding with corrugated iron roof situated near the road boundary of the land. The existing outbuilding is 4.60 metres in length and 3.74 metres in width.

The application site is located within the Green Belt. The site is also just outside of the Holehouse conservation area.

PROPOSAL

Planning permission is sought for an extension to the existing outbuilding. The proposed extension would double its existing size. The extension would be constructed of materials to match the existing outbuilding. However the existing roof and extension roof would be replaced with stone roofing tiles. French doors would be inserted into the eastern end of the proposed extension facing the 'garden'/ grassed area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/1013 – Erection of Detached Three Bedroom House REFUSED
22/11/1991

CONSULTATIONS

Publicity

Site Notice expiry date: 21st October 2022
Neighbour consultation period ends: 5th November 2022
Press Advert: N/A

Public Comments

Objection – 1

I strongly object to this extension , I think the building will be turned into a holiday let.
I own the land next to this building, I do not want this building to be turned into a dwelling, because this would seriously affect. My privacy whilst in my summerhouse

Support – 2

No comments left

Neither – 0

Town / Parish Comments

Chisworth Parish Council – Not Object

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make

OFFICER COMMENTS

Principle of Development

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 must be determined if the proposal is considered appropriate development for within the Green Belt.

NPPF Paragraph 149 (c) states that the extension or alteration of a building is considered appropriated development provided that it does not result in disproportionate additions over and above the size of the original building.

The total cumulative volume of the original outbuilding and the original dwellinghouse amounts to 354.57 cubic meters. 30% of this would amount to 106.37 cubic meters. Tollbar House has an existing porch and single storey extension amounting to a 26.01 cubic metre increase. This application proposes to add 60.56 cubic meters to the mass of the original outbuilding. Therefore following the proposed outbuilding extension Tollbar House will have received a 24.41% volume increase. This is below the 30% threshold.

The proposal is therefore acceptable in principle subject to consideration of the following policy.

Design and Heritage

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.

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.

Tollbar House sits with the Holehouse conservation area, however, the outbuilding to be extended sits just outside of the conservation area. However, the impact upon heritage must still be assessed.

The application proposes to extend the existing outbuilding in a simple fashion, complementary of the existing structure. It is proposed that the walls be constructed of natural stone to match the existing building with stone roof tiles to replace the existing corrugated steel sheeting. The use of natural stone will conserve the character of the property, while the stone roof tiles will enhance the outbuilding appearance. Stone roof tiles are considered to be more characteristic of a building of this type. As such it is considered that the proposed works will have no harmful impact upon the Holehouse conservation area. Furthermore it is considered that the proposed development is acceptable in term of design.

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 will have doors facing to the east. These doors will face onto and open field and as such will not lead to any overlooking concerns. No new windows or doors will be added elsewhere on the structure.

Concerns have been raised about loss of privacy due to the potential for the building to be used as a holiday let. However this is considered to be speculation, there is no indication within the application that the outbuilding will be used as such.

Highways

The land within the red edge contains a gravelled driveway for the use of Tollbar House. Although the outbuilding will be extended it will not reduce the existing off-street parking provision, nor will it increase the demand for parking on this site. As such the application is considered acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development is considered to be acceptable in terms of Green Belt principles. Further to this the proposal is considered acceptable in terms of design, heritage, amenity and highway safety. As such the application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 7th June 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

