

Planning Statement

Partial Rebuild of Former
Agricultural Building to
Provide a Dwelling

Barn Adjacent Ivy
Cottage,
Stubbins Lane,
Chinley,
SK23 6ED

February 2023

Document Control Sheet

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1 INTRODUCTION

- 1.1** Planning & Design Practice is a town planning and architectural design consultancy consisting of chartered town planners and an architectural design team. The practice operates across England and Wales and, with over 60 years combined experience in the team, the company has a long track record of success.
- 1.2** We have been instructed to prepare a Planning Statement and submit a planning application for the rebuild of a former agricultural building to provide a dwelling.
- 1.3** This report has been structured to provide an introduction to the site and discuss its planning history; details of the proposed development and the rationale for it; and an examination of the key planning issues to be considered as part of the planning application.
- 1.4** Also submitted to accompany the report are the following:
- Site location plan
 - Existing elevations
 - Proposed elevations
 - Proposed site plan

2 SITE DESCRIPTION AND PLANNING HISTORY

Site Location

- 2.1 The site is located adjacent to Ivy Cottage on an unnamed road that runs from Stubbins Lane to Tithe Barn Farm in Chinley. Chinley is approximately 6 miles (9.5km) north of Buxton and 10 miles (17km). The site is located within the Green Belt and is also located in Flood Zone 1, so is not deemed to be at risk of flooding.
- 2.2 The site is a parcel of land where an agricultural barn was sited. Full planning permission was granted (HPK/2020/0152) for the conversion of the existing former agricultural barn into a single dwelling, to include parking and a private garden. This application was implemented and works commenced. During the works the building became unsafe due to an extreme weather event which resulted in the building effectively needing to be rebuilt.
- 2.3 The Council were alerted, and the enforcement officer has now stated that the extant consent cannot be implemented as the works amount to rebuild and not conversion. Works have ceased whilst it is resolved.

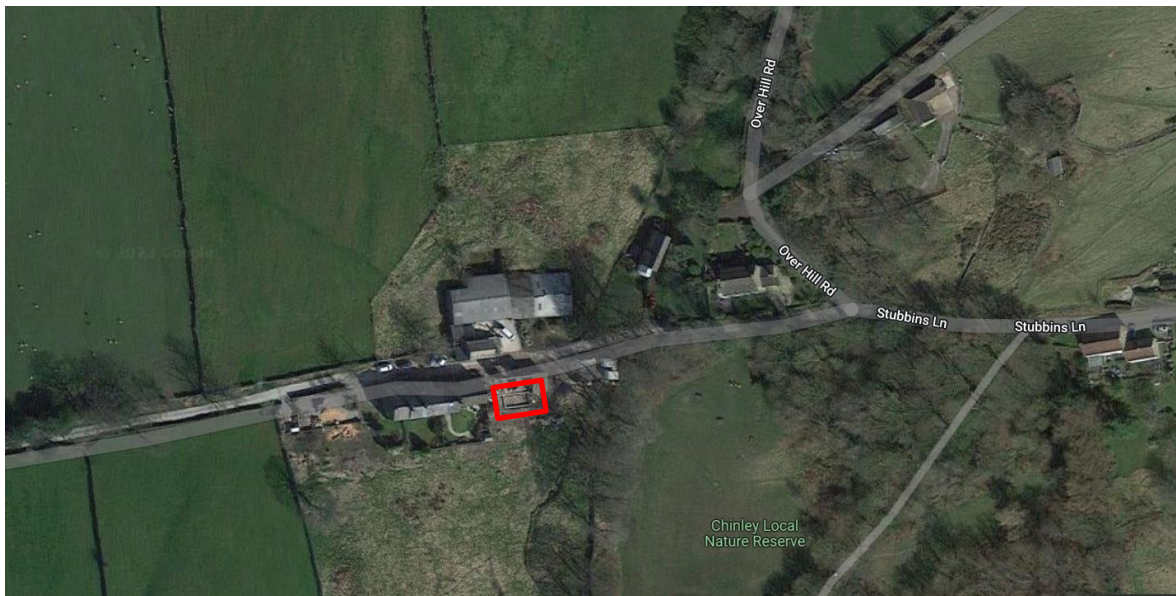


Figure 1 – Aerial photo of the site (edged in red)

Relevant Planning History

- 2.4** **HPK/2017/0476** - Convert an existing agricultural barn into a single dwelling including parking and private garden space – *Refused* - 09/04/2019
- 2.5** **HPK/2020/0152** - Proposed conversion of an existing (now disused) agricultural barn into a single dwelling, to include parking and private garden space – *Approved* - 14/08/2020
- 2.6** **HPK/2022/0159** - Barn conversion to cottage dwelling with single storey rear extension, previous application for same barn was approved – *Withdrawn* - 26/08/2022

3 THE PROPOSAL

- 3.1** The proposed development is for the repair and rebuild of a former stone agricultural building to provide a dwelling. Planning permission was granted for the conversion of the barn to a dwelling in 2020 (HPK/2020/0152). This consent retained the barn structure and granted permission for the conversion of the existing barn.
- 3.2** A new application was submitted in spring 2022 (HPK/2022/0159) for amendments to the approved plans. The plans also form the basis of this application. As a result of bad weather however, a large section of the barn collapsed. This application seeks to re-instate the original barn, using the existing materials. A full application is required as the consent (2.5 HPK/2020/0152) explicit states within the conditions that the consent does not allow for re-building.
- 3.3** In addition to the re-instatement of the building, the proposed plans seek to replace the previously approved mono-pitch roof with a dual-pitched roof. The height and design of the roof and eaves is traditional and reinstates the roof form.
- 3.4** A modest rear extension is also proposed to provide additional living space to the ground floor.



Figure 2: Proposed Elevations

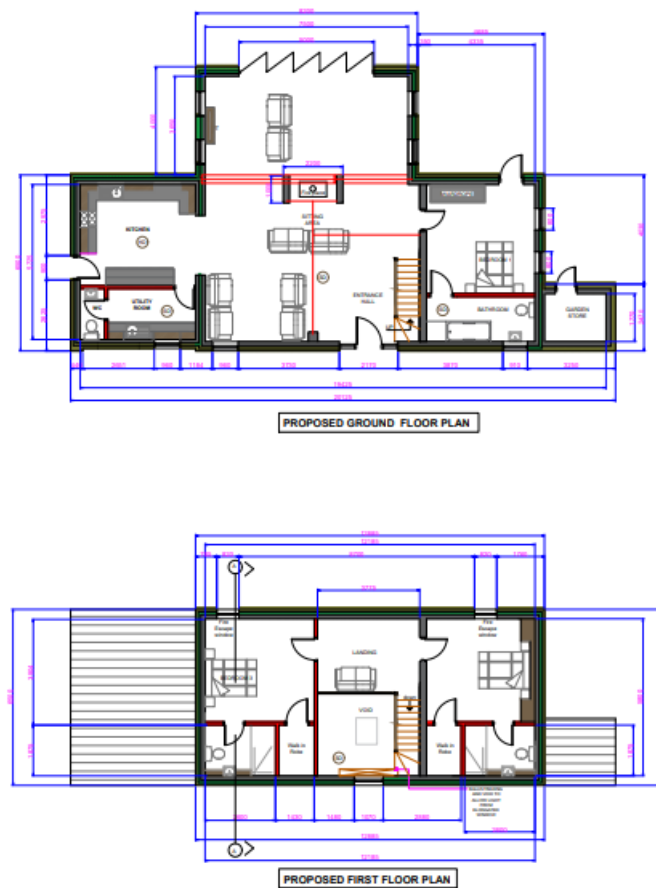


Figure 3: Proposed Floor Plans

4 PLANNING POLICY CONTEXT

4.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.2 In this case, the development plan consists of the High Peak Local Plan (2016). Other material considerations include the National Planning Policy Framework ('the Framework'), the National Model Design Code and associated Planning Practice Guidance ('the Guidance').

High Peak Local Plan (2016)

4.3 The development guidance policies contained in this report refer to the High Peak Local Plan which was adopted in April 2016.

4.4 Policy S1 – Sustainable Development Principles

"The Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.

- *Meeting most development needs within or adjacent to existing communities;*
- *Making effective use of land (including the remediation of contaminated land and reuse of brownfield land), buildings and existing infrastructure;*
- *Taking account of the distinct Peak District character, landscape, townscape, roles and setting of different areas and settlements in the High Peak;*
- *Minimising the need to travel by promoting development in locations where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport with minimal reliance on the private car;*
- *Seeking to secure developments provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living and working environment and the risks from potential hazards are minimised;"*

4.5 Policy S1a – Presumption in Favour of Sustainable Development

"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the

economic, social and environmental conditions in the area. *“Re use of redundant and disused buildings and/or the redevelopment of a previously developed site, where it does not have an adverse impact on the character and appearance of the countryside. Where the existing building is in an isolated location the development should lead to an enhancement of the immediate setting.*

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *Specific policies in that Framework indicate that development should be restricted.”*

4.6 Policy S2 - Settlement Hierarchy

“Larger Villages

Charlesworth, Chinley, Dove Holes, Furness Vale, Hadfield, Hayfield, Peak Dale and Tintwistle are defined as ‘Larger Villages’ where a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services.”

4.7 Policy EQ2 – Landscape Character

“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.

This will be achieved by:

- *Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as*

trees and woodlands, hedgerows, walls, streams, ponds, rivers, ecological networks or other topographical features

- *Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.*
- *Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park*
- *Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.”*

4.8 Policy EQ 3 - Rural Development

“Outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, 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.

This will be achieved by:

- *Supporting the redevelopment of a previously developed site and/or the conversion of existing buildings for employment use provided it does not have an adverse impact on the character and appearance of the rural area;*
- *Ensuring that all development is of a high quality design and protects or enhances landscape character and the setting of the Peak District National Park*
- *Allowing the following forms of new residential development:*
 - *A replacement dwelling provided it does not have a significantly greater impact on the existing character of the rural area than the original dwelling nor result in the loss of a building which is intrinsic to the character of the area*
 - *Re use of redundant and disused buildings and/or the redevelopment of a previously developed site, where it does not have an adverse impact on the character and appearance of the countryside. Where the existing building is in an isolated location the development should lead to an enhancement of the immediate setting*
 - *Extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape*
 - *Development in accordance with Policy H1.”*

4.9 Policy EQ 4 - Green Belt Development

“The Council will seek to protect the Green Belt and maintain its openness and permanence. The boundaries of the Green Belt are defined on the Policies Map. Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.”

4.10 Policy EQ 6 - Design and Place Making

“All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- *Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes*
- *Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park*
- *Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features*
- *Requiring that development achieves a satisfactory relationship to adjacent development and does 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.”*

4.11 Policy EQ 7 – Built and Historic Environment

“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 in accordance with sub area strategies S5, S6 and S7.

Particular protection will be given to designated and non-designated heritage assets and their settings including:

- *Listed Buildings*

- *Conservation Areas*
- *Historic Parks and Gardens*
- *Scheduled Monuments*
- *Archaeological Sites or heritage features*
- *Heritage trees and woodlands*
- *Locally listed heritage assets*

4.12 EQ10 – Pollution Control and Unstable Land

“The Council will protect people and the environment from unsafe, unhealthy and polluted environments.

This will be achieved by:

- *Ensuring developments avoid potential adverse effects and only permitting developments that are deemed (individually or cumulatively) to result in the following types of pollution if any remaining potential adverse effects are mitigated to an acceptable level by other environmental controls or measures included in the proposals. This may be achieved by the imposition of planning conditions or through a planning obligation. The Council will not permit any proposal that has an adverse effect on a European site:*
 - *Air pollution (including odours or particulate emissions);*
 - *Pollution of watercourses (rivers, canals reservoirs, streams, ditches, ponds and wetland areas) or groundwater;*
 - *Noise or vibration;*
 - *Light intrusion;*
 - *Land contamination; or*
 - *Other nuisance, environmental pollution or harm to amenity, health or safety.”*

4.13 EQ11 – Flood Risk Management

“The Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. When considering planning applications the Council will also have regard to all relevant Catchment Flood Management Plans and the Local Flood Risk Management Strategy.

Management of flood risk will be achieved by:

- *Only permitting development within areas at risk from flooding as defined by the Environment Agency if:*
 - *a sequential test as set out in the technical guidance to the NPPF demonstrates that this is the only site where the development can be located;*
 - *on a site which has passed the sequential test but where flood risk still exists, the sequential approach has been used to locate the most vulnerable parts of the development in the areas of lowest flood risk;*
 - *where necessary an exception test as set out in the technical guidance to the NPPF demonstrates that the proposed development can be accommodated with an acceptable degree of safety;*
 - *a site specific flood risk assessment shows that the site is protected adequately from flooding, or the scheme includes adequate flood defences or flood risk management measures;*
 - *it does not damage or inhibit existing flood defence and flood risk management structures or measures; and*
 - *it will not cause or worsen flooding on the site or elsewhere, and will reduce flood risk elsewhere where possible.”*

4.14 H1 – Location of Housing Development

“The Council will ensure provision is made for housing taking into account all other policies in Local Plan by:

- *Supporting the development of specific sites through new site allocations in the Local Plan or a Neighbourhood Plan*
- *Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose*
- *Supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages*
- *Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives*
- *Supporting development identified through a Community Right to Build Order*
- *Supporting self build housing schemes*

The Council will monitor actual and forecast provision, including windfall sites, through the Monitoring Report and its housing trajectory to identify a 5 year supply of deliverable housing sites against the housing requirement in the Local Plan.

The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that:

- *The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and*
- *the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and*
- *it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and*
- *the local and strategic infrastructure can meet the additional requirements arising from the development.”*

4.15 H3 – New Housing Development

“The Council will require all new residential development to address the housing needs of local people by:

- *Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H4*
- *Providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment or successor documents*
- *Providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality*
- *Ensuring new residential development includes a proportion of housing suitable for newly forming local households*
- *Supporting dwellings designed to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.”*

4.16 Policy CF6 - Accessibility and Transport

“The Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

This will be achieved by:

Delivering sustainable patterns of development

- *Ensuring that additional growth within the Market Towns and Larger Villages is managed and where possible, accompanied by accessibility improvements*

- *Promoting a balanced distribution of housing and employment*
- *Ensuring the development of social, cultural and community facilities in locations that allow for ease of access by multiple methods of transportation*
- *Requiring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development*
- *Requiring that new development can be integrated within existing or proposed transport infrastructure to further ensure choice of transportation method and enhance potential accessibility benefits*
- *Supporting proposals for new community assets and facilities where these are required to meet the needs of the Plan Area or lead to the provision of additional assets that improve community well-being*
- *Requiring that facilities are well related to public transport infrastructure and provide high standards of accessibility to all sectors of the community*
- *Supporting innovative schemes to secure the local delivery of public services in rural communities and other areas with poor public transport, in particular the delivery of some services through the use of mobile services and technology will be encouraged where this results in better local provision*
- *Ensuring development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic*

Supporting transport infrastructure and services

- *Supporting the implementation of the A6 Corridor Transport Strategy in Buxton and the Central Area. Specific measures are identified in the relevant Local Plan policies and Infrastructure Delivery Plan*
- *Supporting highways and junction improvements required to address the cumulative impact of development across High Peak as identified in the High Peak Local Plan Transport Study and Infrastructure Delivery Plan*
- *Promoting the maintenance and introduction of appropriate facilities to support cyclists, pedestrians and horse riders, ensuring that development supports the use of local cycleway and pathway networks to improve choice of travel and ensuring safe access to developments on foot and by bicycle*
- *Encouraging and promoting improvements to public transport networks in association with the Local Highway Authority, Network Rail and other providers*
- *Supporting the use of rail for the transportation of freight wherever feasible to do so*
- *Approving developments provided that the capacity and design of the transport network serving the site will reasonably accommodate the anticipated increase in travel without materially harming highway safety or local amenity. In addition, the traffic generated by the development will not unduly interrupt the safe and free flow of traffic on trunk or primary roads or materially affect existing conditions to an unacceptable extent*
- *Requiring applicants to submit and implement Travel Plans (or Travel Plan Statements) and Transport Assessments to support relevant proposals, as advised by the Highways Authority. Consultation with Network Rail when development may impact on the rail network, including impacts on level crossings will also be required. Where appropriate, Transport Assessments will consider the impact on the rail network and identify appropriate mitigation measures*
- *Developments that will result in a material increase or significant change in the character of traffic using a rail crossing will be refused, unless it can be demonstrated that safety will not be compromised in consultation with Network Rail*

- *Requiring applicants to submit details of parking which includes the proposed parking provision based on an assessment of the parking needs of the development and the impact on the surrounding road network. Developments which will lead to an increase in traffic or include parking provision will need to submit details. The details should be proportionate to the impact of the development. Guidance on parking is given in Appendix 1.*

Developer contributions or funding pooled through a Community Infrastructure Levy will be used to deliver transport and accessibility improvements required to accord with this policy. Further details are provided in Policy CF7 and Infrastructure Delivery Plan. In the event that a Community Infrastructure Levy is adopted, the Regulation 123 "Infrastructure List" will also specify appropriate measures to be funded."

National Planning Policy Framework

4.17 Paragraph 11d

"where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

4.18 Paragraph 60

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

4.19 Paragraph 69

"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- *identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
- *support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;*

4.20 Paragraph 78

“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”

4.21 Paragraph 79

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

4.22 Paragraph 111

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

4.23 Paragraph 119

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating

objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."

4.24 Paragraph 130

"Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

4.25 Paragraph 149

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”

National Design Guide

4.26 I1 - Respond to existing local character and identity

“Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.”

4.27 I3 - Create character and identity

“Design decisions at all levels and scales shape the character of a new place or building and help to create a memorable sense of place. Character starts to be determined by the siting of development in the wider landscape, then by the layout and grain – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, proportions, design, materials, details, patterns and colours of buildings and landscape. In this way, it creates a coherent identity for residents and communities to identify with.

Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context. New character may also arise from a response to how today’s lifestyles could evolve in the future, or to the proposed method of development and construction. Larger scale new developments, such as garden villages or urban extensions, may benefit from a variety of characters so that different areas or neighbourhoods each have their own identity.

Where the character of an existing place has limited or few positive qualities, then a new and positive character will enhance its identity.”

5 KEY PLANNING ISSUES

Principle of development

- 5.1** It is acknowledged that this previous application was for the conversion of the existing agricultural barn to a single dwelling and does not allow for any 'rebuilding' works and therefore, the approved development cannot be implemented in accordance with the consent. However, a degree of pragmatism is encouraged when considering this application. The proposed development seeks to restore an agricultural building which makes a valuable contribution to the character and appearance of the area.
- 5.2** The scale and appearance of this scheme is intended to be almost identical to this previously approved scheme, with the addition of a modest rear extension. The conversion of the original barn would have been completed if bad weather had not halted the work.
- 5.3** In principle, the Council have accepted that the site is suitable for residential use through the reuse of a former agricultural building that makes a valuable contribution to the area. By rebuilding the barn to a similar style to what was previously approved. The extension that is being proposed can be considered modest in comparison to the dwelling. It's location to the rear of the property would mean that it would be hidden from the highway and, given the topography of Chinley and the surrounding area, only visible from the other side of the valley. Local Plan policies EQ3, EQ4 and H1 along with paragraph 149 of the NPPF allow for the re-use of previously developed land within the Green Belt and for the erection of replacement dwellings. Paragraph 149g also allows for the partial redevelopment of previously developed land, which would allow the barn in its current state be repaired.
- 5.4** Furthermore, paragraph 149c also states that extensions that do not result in a disproportionate addition to the existing property are an exception to development in the Green Belt. Both local and national policy support the extension to the barn, as stated in policy EQ3 and paragraph 149 of the NPPF. It is therefore considered that the principle of development is justifiable and supported by the relevant policy.

Housing Supply in High Peak

- 5.5** The Government seeks to *'boost significantly the supply of housing'* through the NPPF. With regards to this application site, housing development would make the best use of the available land. The provision of small units of accommodation will assist in meeting the broad requirement to deliver *'a wide choice of high-quality homes'*.
- 5.6** Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. The Plan includes a variety of sites of different sizes and as well as a windfall allowance which is predominantly expected to comprise sites below the Local Plan allocations threshold. This proposed scheme seeks to make more efficient use of the land than is currently being made and will make effective use of brownfield land. In line with paragraph 119 of the NPPF, the land can be better utilised to accommodate a spacious family dwelling on the site. This will also help to contribute to High Peak's housing land supply, which is currently below the Government's targets.
- 5.7** Paragraph 11d of the National Planning Policy Framework gives added weight to the provision of sustainable development when a local plan is considered out of date and/or if the LPA cannot provide 5 years worth of housing land supply. According to High Peak's latest housing land supply figures the supply is currently at 4.79 years.
- 5.8** Notwithstanding the local and national planning policy compliance of the proposed development, the lack of housing land supply means that a presumption in favour of sustainable development is triggered. In this instance the proposed development represents the restoration of a valued vernacular building to provide a single dwelling. The dwelling is sustainable and is therefore supported by the NPPF.

Design and Appearance

- 5.9** One difference between these proposals and the previously approved plans is the slight alterations to the design of the proposed dwelling. The mono-pitched roof will be replaced with a dual-pitched roof and the height of the roof and eaves will be raised slightly in order to return the building to its original form. This will make a valuable contribution to the character and appearance of the area. A historic photograph (below), shows that the barn originally had a dual-pitched roof. The proposed plans restore the historic form of the barn whilst also maintaining the agricultural appearance. Policy EQ 6 states that development must contribute to the area's

character and achieve a satisfactory relationship to adjacent development, a concept which is also emphasised in the National Design Guide. The proposals have actively considered the neighbouring property and the vernacular nature of the area, along with the historic appearance of the previous barn, as shown in Figure 4.

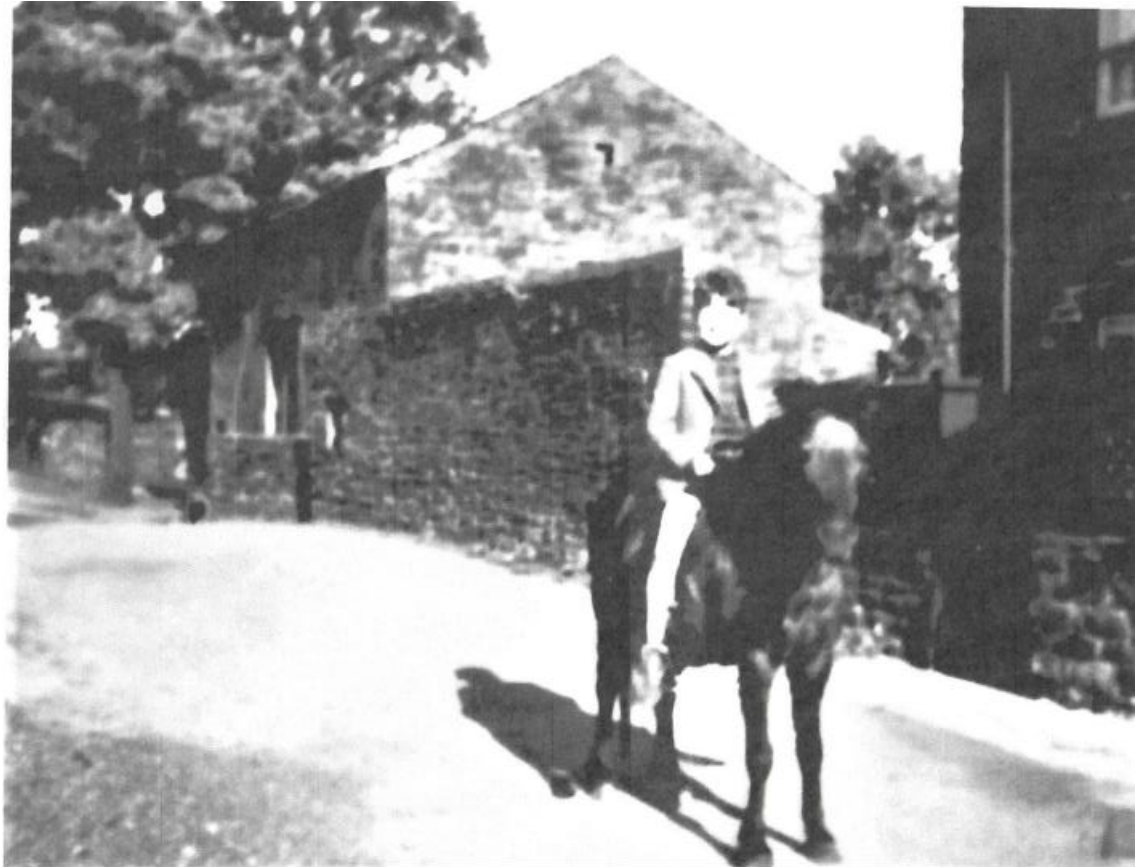


Figure 4: Historic photo of the original barn showing the dual-pitched roof

Highways

- 5.10** Paragraph 111 of the NPPF states that development should only be refused on highways grounds if there would be an unacceptable impact on highways safety. The site benefits from a good existing access point and good visibility splays. The Highway Authority did not object to the previously approved application. The proposed site plan shows how the site will accommodate two parking spaces and how the site will be accessed from the highway. The lane serving the barn is lightly trafficked. It is thought that due to the similarity of the scheme to the previously approved application that there will be no new issues regarding highways. There is no material difference between this development and the approved scheme. Therefore, it is considered that the scheme is acceptable on highways grounds and accords with both paragraph 111 and policy CF6.

Flood Risk

- 5.11** Policy EQ11 relates to Flood Risk Management and supports development proposals that avoid areas of current or future flood risk and do not increase flooding elsewhere. The site lies within Flood Zone 1. The use of the site for residential development is supported by Section 14 of the NPPF, that the site is situated in an area with the lowest probability of flooding. Similar to the issue of highways, the previously approved scheme did not bring with it any issues relating to flood risk. It is therefore considered that the proposals will not increase the risk of flooding.

Ecology and Trees

- 5.12** As a parcel of brownfield land, the proposals seek to improve the biodiversity potential of the site by incorporating considerable landscape garden space within the proposals. This will allow for biodiversity net gains to be achieved on the site.
- 5.13** The accompanying bat survey that was submitted as part of the original application concluded that the proposals *“would result in the loss of a common pipistrelle roost considered to be of relatively low conservation status. Overall, the impacts are likely to be of low significance, and they would be very unlikely to affect the conservation status of the local bat population, particularly following implementation of the mitigation measures.”*
- 5.14** As stated in Condition 13 of the decision notice for the previously approved scheme (HPK/2020/0152), mitigation and compensation measures that were outlined in the accompanying supplementary bat survey report had to be adhered to. Measures similar to those outlined in that report, such as the bat boxes that were suggested, can be implemented into this scheme and outlined by a condition.
- 5.15** As stated on the proposed site plan, all the trees present on the site are to be retained as set out by Condition 14 of the previously approved scheme.

Neighbour and Occupier Amenity

- 5.16** The proposed elevations show that five windows are proposed on the front elevation. The Officer’s Report of the previously approved plans stated that those elevations offered minimal openings and therefore is unlikely to affect neighbouring property to the north. The plans

associated with this proposal put forward only 4 openings, which is more in-keeping with the original building in comparison.

- 5.17** The plans include two bedroom windows which allow natural light to enter the ground floor bedroom on the western gable end. This gable faces towards the side of Stubbins House, but these windows will not result in overlooking of the neighbouring property as they are set lower than the neighbour's first floor window in the side elevation. The boundary of the neighbouring rear garden consists of dense foliage and a number of mature trees. Coupled with the proposed landscaping associated with this scheme and the inclusion of new boundary treatments it is believed that there will be sufficient residential amenity with the neighbouring residents to the west to ensure privacy within the proposed rear gardens, and subsequently associated with the extension. Policy EQ 6 and paragraph 130 of the NPPF seek to ensure that development does not result in any potential overlooking or visual intrusion to both prospective and existing residents, which this proposal achieves.

6 CONCLUSIONS

- 6.1** Planning permission is sought for the restoration of a valued building that makes a valuable contribution to the character and appearance of the area to provide a single dwelling. A previously approved application was granted for the conversion of an existing agricultural barn into a dwelling, but due to bad weather suffered damage that would amount to 'rebuild' and therefore does not comply with the previous planning permission.
- 6.2** As a result, the proposals outlined in this statement are for the building operation to re-instate the former building with improvement to its previous form through provision of the original roof form. The design will also allow for the proposals to coincide more neatly with the neighbouring dwellings.
- 6.3** A modest rear extension is also proposed, which will provide more internal living space whilst also protecting the amenity of both existing and prospective residents. Modest extensions are permitted in the Green Belt if they are not disproportionate to the existing dwelling.
- 6.4** The proposed dwelling will also contribute to the Council's housing supply, as the Council is currently unable to demonstrate the Government's minimum target of housing supply.
- 6.5** The proposals are compliant with the pertinent policies of the Development Plan and the objectives of the NPPF. We therefore respectfully ask for the Authority's support in the matter.



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