DELEGATED DECISION REPORT

HPK/2023/0380 **VALID 06/09/2023**	**BUXTON HOUSE FARM, BACK ECCLES LANE, WHITEHOUGH, DERBYSHIRE, SK23 6BY**	**ROOFLIGHT (FULL - HOUSEHOLDER)**

MAIN ISSUES

- **Principle of Development**
- **Design Considerations**
- **Impact upon Residential Amenity**
- **Impact upon Highway Safety**

DESCRIPTION OF SITE

The application site lies within an area of countryside, which lies within the Central sub-area, as defined by the Local Plan policies map. The site relates to a recently converted barn which is attached to a small group of buildings. The site is relatively isolated and is accessed via Back Eccles Lane. Close to the site is Eccles Pike, which is a designated Wildlife Site. The dwelling has off street parking and amenity space to its side.

PROPOSAL

This application proposes the insertion of a rooflight within its front roofslope. The works have been carried out and as such is retrospective. The rooflight serves a bedroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S6 Central Sub-area Strategy
EQ1 Climate Change
EQ2 Landscape Character
EQ3 Rural Development
EQ6 Design and Place Making
EQ7 Built and Historic Environment
CF6 Accessibility and Transport

Chapel-en-le-Frith Parish Neighbourhood Development Plan

H3 Design Criteria

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 9: Promoting Sustainable Transport
Section 12: Achieving Well-designed Places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2018/0364 - Change of use of barn to create 3 bed dwelling – Approved – 06/11/2018

CONSULTATIONS

Publicity

Site Notice expiry date: 18/10/23
Neighbour consultation period ends: 09/10/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

No objection

DCC Highways

No Highway Safety comments to make.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a dwelling which lies outside of a settlement boundary within the Open Countryside as defined by the Local Plan policies map. Policy EQ3, which relates to rural development, seeks to strictly control development to protect the landscape, including the character of the historic and cultural environment. EQ3 allows for the extension of an existing building, where it is proportionate and does not have an adverse effect on the landscape. Furthermore, the conversion of rural buildings to residential purposes, where it leads to an enhancement of the immediate setting, is also acceptable. The proposed principle of

alterations of the dwelling is acceptable, subject to matters relating to design, amenity and highway safety.

Design Considerations

As detailed above, in rural areas policy EQ3, householder development is acceptable where it is proportionate to the original building and does not have a negative effect on the landscape. Policy EQ2 also seeks to protect the character of the landscape. Policy H3 of the Neighbourhood Plan requires the design of development to reflect and distinguish the attractive characteristics of the Parish.

The Residential Design SPD advises that roof lights may be acceptable provided that there is vertical emphasis; they are kept to a minimum and hidden from sight or located on reverse slopes. They should not project beyond the roofline and should be kept clear of verges and eaves. The High Peak Design Guide SPD advises, with regard to conversion schemes, that the design of any conversion should be that the character of the original building and its setting should be respected and retained

As the proposal relates to a converted barn it is necessary to ensure that the proposed works do not undermine the traditional agrarian appearance of the building which is the main consideration in this instance.

The proposed works have been carried out. The rooflight has be positioned within the front roofslope of the converted barn. The building lies at the end of a linear row of roofslopes facing towards the valley. The roofscape has varying ridge heights with front roofslopes unbroken by any intervention. Tahe converted building, as approved, has been designed to reflect the historic use and has an intimate relationship with the barn.

The rooflight is a standalone addition to the wider roofslope and is visible from public vantage points, including the public right of way to the front. Notwithstanding this, the rooflight has a low profile and does not project above the plane of the roof by any significant degree. Its addition, therefore does not appear prominent or unduly incongruous and ensures that the overall agricultural appearance of the building, and adjacent grouping is not lost. In addition the window does not result in a proliferation of alien features to the building(s).

The overall design is therefore deemed to be acceptable and would not adversely affect the host building, grouping or landscape setting.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and 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.

No amenity issues would arise from the proposed development.

Highway Safety

Policy CF6 states that development should be safely accessed in a sustainable manner. Policy EQ6 states requires that developments are easy to move through and around, incorporating well integrated car parking.

The development does not result in an uplift of bedrooms or alteration to access or parking arrangements. No highways issues therefore arise.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF and, as such, it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary
Recommendation Date: 20/10/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of High Peak Borough Council