

High Peak Borough Council - Planning
Development Services
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

13 November 2023
EP ref: 17-453

Dear Sir / Madam

Re: Planning Portal Reference: PP-12544189

Variation of Condition 1 of planning permission ref. HPK/2022/0555 - Bankwood Mill, Glossop, SK13 5ER

This section 73 Application is to vary condition 1 of application reference HPK/2022/0555. Condition 1 relates to the approved plans and states:

"The development hereby permitted shall be carried out in accordance with the following approved plans:

- PL03/20/040A 1 of 7
- PL03/20/040A 2 of 7
- PL03/20/040A 3 of 7
- PL03/20/040A 4 of 7
- PL03/20/040A 5 of 7
- PL03/20/040A 6 of 7
- PL03/20/040A 7 of 7"

This application proposes minor amendments to the approved scheme, albeit there are a number of approvals in relation to this site which are also relevant. The changes proposed to the house in this application in comparison to the 2022 scheme comprise:

- House is now proposed with two floors rather than three which sees a reduction in height (circa 1m to the ridge and eaves)
- Dormers to the front elevation have been removed
- Dormers to the rear elevation have been removed and replaced with skylights

- Additional doors have been added to the rear projection
- A first floor has been added to the rear projection
- Amended conservatory design to include roof lanterns

The changes between the outbuildings / stables in this application in comparison to the 2022 scheme comprise:

- Office – addition of a first floor and revised design to match the house / stables e.g. stone detailing and matching window encasements
- Garage – removal of the external staircase
- Stable – unchanged
- Introduction of a garden room in the north corner of the site

A comparison of the internal floor areas of the buildings within the previous approved schemes and the proposed revisions are summarised below:

- Existing buildings = 942 m²
- HPK/2018/0316 = 610 m²
- HPK/2020/0111 = 571m²
- HPK/2022/0555 = 595 m²
- This application = 594 m²

A comparison of the volumes within the previous approved schemes and the proposed revisions are summarised below:

- Existing buildings =3284 m³
- HPK/2018/0316 = 3165 m³
- HPK/2020/0111 = 2745 m³
- HPK/2022/0555 = 2968 m³
- This application = 2968 m³

In this case the existing buildings have been demolished, so the test is whether the revised scheme would have an adverse impact on the openness of the Green Belt in comparison to the fallback position, which is the extant planning permissions (notwithstanding that what previously existed on site is still capable of being a material consideration). The revised proposals therefore see no increase in floorspace compared with permission ref. HPK/2022/0555, a floorspace no greater than permission ref. HPK/2018/0316 and sees a 45.3% reduction in floorspace when compared with the existing buildings on site. In terms of floorspace, the revised proposals would not have a greater impact on the openness of the Green Belt than approved scheme refs. HPK/2022/0555 and HPK/2018/0316. There would be an improvement to the openness of the Green Belt compared with the existing buildings. The revised proposals are therefore acceptable in this regard.

As noted in the officer's report for permission ref. HPK/2022/0555, notwithstanding the floorspace comparison, volume is an important consideration when assessing the impact of a proposal on the openness of the Green Belt. The revised proposals have the same volume as permission ref. HPK/2022/0555, a 6.4% reduction

compared with permission ref. HPK/2018/0316 and 10% reduction compared with the existing buildings on site. In terms of volume the revised proposals would have no greater impact on the openness of the Green Belt than the approved schemes HPK/2022/0555 and a lesser impact than HPK/2018/0316 and the existing buildings on site. The revised proposals are therefore acceptable in this regard. Please note the volume calculations for each scheme includes both houses.

The design of the dwelling and outbuildings would remain appropriate to the site, reflecting a period Georgian property and the development would make a positive contribution to the character and appearance of the area. The proposed garden room is located in the northern corner of the site to enable views of the garden area. It is located close to the proposed dwelling and outbuildings and therefore will not appear at odds with the proposal when taken as a whole, nor would it render the proposals as inappropriate in Green Belt terms.

We look forward to receiving confirmation of receipt and validation of this application. Should there be any queries please do not hesitate to contact us.

Yours sincerely
Emery Planning

Aaron Marrs BSc (Hons) MSc MRTPI
Senior Consultant

01625 442740
amarrs@emeryplanning.com