

DELEGATED DECISION REPORT

HPK/2024/0210
Valid 16/05/2024

MEADOWS FARM RIDGE
TOP LANE
HAYFIELD

**REMODELLING TO THE
HOUSE, CONVERSION OF THE
EXISTING BARN ANNEX,
CONSTRUCTION OF A LINK
STRUCTURE BETWEEN THE
HOUSE AND ANNEX AND
ASSOCIATED LANDSCAPING.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Design

DESCRIPTION OF SITE

Meadows Farm is a converted farm, now consisting of two dwellings. The original farmhouse remains as a separate dwelling, while the former barn has been converted. For the purposes of clarity within the application the applicant refers to the converted barn as the 'house' while the original farmhouse is referred to as the 'farmhouse', within the design and access statement and on submitted plans. To avoid confusion this application will continue to use this referencing. The site also features a barn annex which serves the converted dwelling, this annex is used partially as a residential annex and partially for storage. For the purposes of this report this structure will be referred to as the 'barn'.

The application site is accessed via a gates vehicle entrance off Ridge Top Lane. This serves for off street vehicle parking for both dwellings on site, accommodating in excess of 5 vehicles with turning space.

Meadows Farm is located within the Green Belt, outside of the Hayfield built-up-area-boundary.

PROPOSAL

Planning permission is sought to renovate the converted barn dwelling. The original farmhouse will not be altered.

It is proposed to renovate the house by altering the existing roof scape and including a small bay window style extension on the western elevation. This will be finished in full length glazing.

A link structure is proposed to join the house and annex together. This will be of a height to match the eaves of the house, with a lantern roof. The link will be of stone and glazing. The existing storage portion of the annex will be converted into a family room and office. The first floor of the annex will be converted to an additional bedroom and sitting room. The sitting room will include recessed covered balcony in the western elevation. This will make the annex fully residential use.

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 3 Rural Development
EQ 4 Green Belt Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 Decision-making
Section 12 Achieving well-designed and beautiful places
Section 13 Protecting green belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2004/1088 Two Storey Side Extension APPROVED

HPK/2006/0243 Extension And Alteration Of Farmhouse And Associated Buildings
REFUSED

HPK/2008/0482 Resubmission Of HPK/2008/0144 : Extensions And Alterations To Create Link To Outbuildings, Conversion Of Outbuildings To Residential Extension REFUSED

HPK/2009/0365 Convert Farm Outbuildings To Residential Use, Connected To Farm Building By An Underground Link REFUSED

HPK/2009/0749 Conversion Of Outbuildings To Form Residence APPROVED

NMA/2011/0035 Non Material Amendment To HPK/2009/0749 For Minor Changes To Elevations To Improve Performance REFUSED

NMA/2011/0038 Non Material Amendment To HPK/2009/0749 For Two New Windows On The South Elevation And 2 Roof Lights APPROVED

HPK/2011/0445 Site Entrance And External Works WITHDRAWN

HPK/2012/0422 Proposed Barn Conversion (part Retrospective) APPROVED

HPK/2013/0040 Proposed Demolition And Rebuilding Of Existing Store APPROVED

HPK/2015/0080 Proposed New Storage Barn over the Existing Annexe and Store (Annexe and Store incorporated into the new building) APPROVED

HPK/2016/0074 Proposed new barn and annexe with basement APPROVED

NMA/2019/0028 Non material amendment relating to HPK/2016/0074, removal of basement, minor changes to external materials and openings APPROVED

HPK/2019/0335 Variation of conditions 2 & 3 of HPK/2016/0074 WITHDRAWN

HPK/2024/0012 Erection of a single-storey conservatory extension and remodelling of roof to the main house, conversion of existing the barn annex and link structure between buildings, construction of a swimming pool and pool nook and associated landscaping. WITHDRAWN

CONSULTATIONS

Publicity

Site Notice expiry date: 19/06/2024
Neighbour consultation period ends: 13/06/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection -
'The application proposes the conversion of an existing annex to residential accommodation which will be connected to the main dwelling. It is considered that the proposed additional residential accommodation will not have a detrimental highway impact such that would warrant an objection to the application. You may wish to condition the converted residential accommodation to remain ancillary to the main dwelling.'

OFFICER COMMENTS

Principle of Development

The application site is within the Green Belt. Paragraph 152 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 154 (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.

NPPF Paragraph 154 (g) states that limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) may be considered appropriate development provided it 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.

The application site consists of a former farmyard, which remains as one planning unit. The site has extensive planning history relating to the original farmhouse and conversion of the barns. The proposed works relate to the formerly converted barn, referred to as 'the house' and an in situ barn.

The application proposes to construct a link building between the house and former barn, converting the remaining barn into residential accommodation. The extended barn accommodation would double the accommodation of the house as originally approved. This would amount to an extension in residential accommodation disproportionate to that of the house, resulting in a loss of a barn space, with the lawful use of agricultural storage. The floorplan of the current house is approx. 175Msqu. The proposed link and barn would add and additional approx. 193Msqu in residential floor area. This would create a cumulative final external floor area of approx. 368Msqu. This would be more than doubling the existing residential dwelling. As such this is considered to be an extension sufficiently above and beyond the size of the original building. The action of converting the barn and linking this to the house is considered inappropriate development in the green belt in contradiction to NPPF paras 152 and 154(c).

It is acknowledged that a large car port was present on site at the time of the officer site visit, which is demonstrated on the existing block plan. Proposed plans demonstrate the removal of this car port. This car port has no planning history and as it is proposed for removal has not be taken into account during the above calculations.

Secondly, the construction of the link building is considered to further harm the openness of the Green Belt. The proposed link structure will infill the existing gap between two buildings. The 'link' will physically enclose the space intrinsically

harming openness and constituting inappropriate development within the Green Belt in accordance with NPPF para 154 (g).

The proposed development is therefore considered unacceptable development within the Green Belt. It is considered that amendments to the scheme would not be sufficient to prevent harm to the openness and character of the Green Belt.

Design

Section 12 Paragraph 135(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.

The Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The High Peak Design Guide (SPD) (2018) paragraph 3.1 states that the setting of any building should be carefully considered. Attention should be paid to its impact on views into, over, and out of the site.

Paragraph 5.5 continues that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The proposal includes a bay window style extension of full length glazing. The existing western elevation of the house comprises of extensive glazing with a single pitched roof. the proposed glazed extension will therefore maintain this character. The house is of an 'L' shaped with the a single pitched roof on the foremost western element (figure 1). It is proposed to replace this single pitched roof with a dules pitched roof. This would create a convoluted roof structure to the buildings when viewing the western elevation (as demonstrated in dwg no 1-18). Furthermore this window would include timber framing which is not traditional of the high peak. This would breach LP Policy EQ6.



Figure 1 – western elevation of house as existing.

The proposed link will be of a modern style presenting as an addition to the converted farm yard. The link features excessive glazing and a lantern roof design. This modern glazed design would introduce excessive illumination on the site and into the green belt. The proposed design is not traditional of the High Peak, nor does it present a design typical of a rural setting. As such this contradicts LP Policy EQ 6 and the guidance of the SPDs.

Officer site visit and the existing plans provided demonstrate design deviation from the planning approval of HPK/2016/0074 (figures 2 and 3). The approved design was for a barn with minimal annex accommodation with a distinctly agricultural appearance. The barn which is in situ has a distinctly domestic appearance, above and beyond that which was approved. The current heavily glazed, domestic appearance is not in keeping with that of an agricultural barn. The heavy glazing both in situ and proposed, is considered not in keeping with the rural, High Peak setting of the application site. The heavy glazing will contribute to unfavourable illumination of the site within its rural setting.

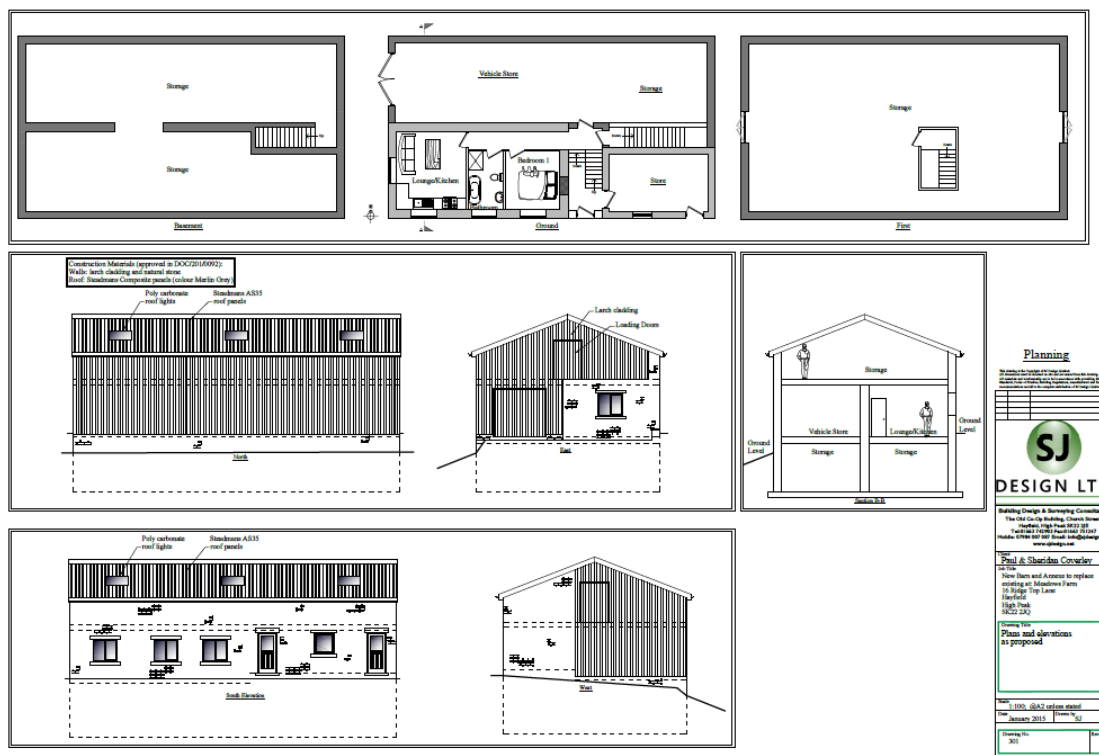


Figure 2 – barn as approved under HPK/2016/0074



Figure 3 – Barn as existing

The proposed design is therefore considered out of place in its rural setting, and not in keeping with the rural High Peak. As such the proposal is considered contrary to LP Policy EQ 6.

Amenity

Section 12 Paragraph 135(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 planning unit consists of two dwellings, the original farmhouse and house with linked annex. Both dwellings are occupied by the applicant. As such there will be no impact between the existing dwellings on site. Furthermore, due to the remote location of the site the proposed works will not impact upon any neighbouring dwellings. Overall the proposal is considered to comply with LP EQ 6.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1. Appendix 1 states that 4+ bedroom dwellings require 3 spaces per unit.

The proposed works will result in a 3 bedrooms split between the house and annex. No information has been provided regarding the number of bedrooms in the farmhouse. The parking area services both dwellings. Following the works the parking area will accommodate in excess of 5 vehicles onsite with turning space. As such it is considered that there will be ample off street parking to accommodate both dwellings. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

In conclusion, the proposed development is considered to be development above and beyond that of the original dwelling. This will cause substantial harm the openness of the green belt in contrary to NPPF paras 152 and 154 as well as LP Policy EQ 4. Furthermore the proposed design is considered uncharacteristic of a converted farm yard or of the wider High Peak. This is contrary to LP Policy EQ6. As such the application is considered unsupportable, and is recommended for refusal.

OFFICER RECOMMENDATION : REFUSAL

Case Officer: Rachel Robinson

Recommendation Date: 23rd July 2024

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On behalf of High Peak Borough Council