

DELEGATED DECISION REPORT

HPK/2024/0376
Valid 17/09/2024

126 ST MARGARETS
PRESBYTERY GLOSSOP
ROAD
CHARLESWORTH

CHANGE OF USE FROM
DWELLINGHOUSE (C3) TO
CHILDREN'S DAY NURSERY
(E(F)) AND WINDOW
ALTERATIONS

(FULL - MINOR)

MAIN ISSUES

- Change of use to Day Nursery
- Residential Amenity

DESCRIPTION OF SITE

The application site comprises a single storey dwelling house which was built specifically as a Priests residence (HPK/0001/0044). The site sits adjacent to St Margaret's Catholic Voluntary Academy (Primary School) which is situated to the east of Glossop Road between Gamesley and Charlesworth. The site is located within land designated as green belt in open countryside between settlements.

PROPOSAL

The application seeks to change the use of the building from C3 to a Children's Day Nursery (E (f)) and window alterations. The building would be used by Kinderview Childre's Day Nursery who currently use accommodation within the adjacent school building.

A LDC application was previously submitted to remove internal walls (HPK/2024/0282), the applicant was advised to withdraw this application as planning permission is required to change its 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
EQ 3 Rural Development
EQ 4 Green Belt development
EQ 6 Design and Place Making
CF 5 Provision and Retention of Local Community Services and Facilities
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 8: Promoting healthy and safe communities

Section 12: Achieving well-designed and beautiful places

Section 13: Protecting the Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2024/0282 - Lawful Development Certificate for Proposed Internal alterations to non load bearing walls – Withdrawn

HPK/0001/0044 - For Proposed Erection Of Priest's Residence – Approved
15/08/1979

CONSULTATIONS

Publicity

Site Notice expiry date: 05.11.24

Neighbour consultation period ends 05.11.24:

Public Comments

None

Town / Parish Comments

No comments received

Derbyshire County Council Highways

There would appear to be no material impact on the public highway due to the sites present use, adequate land available for vehicle parking and the access onto the public highway (Glossop Road) in terms for construction and visibility splays is acceptable, so the HA has no comments to make.

OFFICER COMMENTS

Principle of Development

The site is situated within open countryside which is designated green belt. The NPPF strictly controls any new development within the Green Belt, with most new developments being regarded as 'inappropriate development'. Paragraphs 154 and 155 identify some exceptions to inappropriate development and paragraph 55, d) confirms 'the re-use of buildings provided that the buildings are of permanent and substantial construction' are not inappropriate. Therefore the proposed reuse of the dwelling house is considered acceptable in the context of national green belt policy and local plan policies EQ3 and EQ4.

The property is currently in residential use and was built specifically as a Priests residence. The proposal is the property to be converted to a day nursery which falls

within use class E f). Internal reconfiguration works to layout would create three class rooms, kitchen offices and toilets. The application indicates that the use would accommodate 34 children with 7 staff. The proposal would result in the loss of a residential dwelling to a commercial use but in the context of the facility providing a community use in the form of a day nursery which is supported by the NPPF and local plan policy CF 5. Moreover, it is understood that the original planning permission for the Priest's house restricted the occupation of the dwelling house so the dwelling cannot be used for general residential accommodation without the original permission being varied.

Design

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The property dates from the early 1980s and has modern appearance using reconstituted stone bricks and white PVCu windows. The proposed changes are main internal with only minor alterations to the windows which are considered appropriate to the property.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook and loss of privacy.

The building is adjacent to a primary school and the proposed use of the premises as a nursery is considered compatible with this education use as they will operate at similar hours. There are no residential properties adjoining either the application site of the adjacent school. Nevertheless to prevent the building being used for other E class uses it is recommended that a condition be imposed limiting its use to class e f) specifically. Accordingly, there are no concerns relating to residential amenity.

Highway Safety

The site benefits from its own vehicular access, which connects to the adjacent school access. It also has its own car parking and the submitted plans show 12 spaces can be provided. The Council's car parking standards set out in Appendix 1 of the local plan suggest 1 space per 10 sq.m and the building is 108 sq.m. The Highways Authority has confirmed that they have no objections to the proposal.

The application is therefore considered to be acceptable having regard to LP Policy CF6 and paragraph 110 of the NPPF.

Biodiversity Net Gain

The application relates to change of use only and therefore is exempt from the requirement to provide 10% mandatory Biodiversity Net Gain.

CONCLUSION / PLANNING BALANCE

The proposal change of use is considered suitable to the site and the wider locality, adjacent to primary school. It will not result in any adverse amenity impacts and minor window alterations are proposed which will not alter the buildings appearance significantly. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 11.11.24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council