

DELEGATED DECISION REPORT

HPK/2024/0021
Valid 29/01/2024

MOSS HOUSE FARM
MANCHESTER ROAD
BUXTON

RETROSPECTIVE
APPLICATION (IN PART) TO
RETAIN EXISTING RENDER
ON SOUTH AND EAST
ELEVATION AND CLADDING
OF SOUTH AND WEST
ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

Moss house farm is a detached dwellinghouse located in the open countryside outside of the Buxton built-up area boundary. The dwellings is formed of an historic farm house, and a converted shippon.

The dwelling is located on an exposed hillside location. As such the dwelling can be viewed from a number of surrounding vantage points and highways.

PROPOSAL

Retrospective planning permission is sought for the rendering of a portion of the dwellinghouse. Revised plans have been received to demonstrate that the render will be overclad with natural stone. This will achieve the appearance of a stone dwellinghouse. Revised plans intend to retain a portion of the east and southern elevations as rendered.

A sample of the proposed stone cladding has been submitted as part of the revised application.

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 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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2013/0562 Proposed Extension Of Living Accommodation Into Attached Shippon
APPROVED 02/12/2013

CONSULTATIONS

Publicity

Site Notice expiry date: 05/03/2024

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

n/a

Environmental Health

n/a

Derbyshire County Council Highways

n/a

Conservation Officer

Objection:

Render is considered to be harmful to the host dwelling.

OFFICER COMMENTS

Principle of Development

This site is within open countryside and therefore must be considered under the 'other rural areas category' which includes 'all other areas outside of the settlement boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Countryside which do not have a settlement boundary as defined on the Policies Maps, development will be strictly limited to that

which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5'.

Design

LP Policy EQ 3 states that 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.

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) paragraph 3.15 states that limited use of render will be acceptable on end gables in character with traditional details. Render should be finished in naturalistic tones reflecting local colours within stonework. Rendered and lime washed frontages are not characteristics to the High Peak.

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 7.14 continues that one of the most distinctive qualities of traditional buildings in High Peak is the use of locally sourced natural stone for walling and stone or slate for roofs. It follows therefore that, wherever possible, and particularly in sensitive locations, new buildings should be constructed from the same palette of materials.

Paragraph 7.20 continues that lime render was used over porous or inferior rubble stonework to give added protection to the wall. From the 18th century onwards, however, it was sometimes used for aesthetic reasons – to give a building more presence and a smarter appearance closer to fashionable look of stucco. The use of traditional renders has a role in sensitive locations such as in conservation areas and on listed buildings although they have maintenance implications. Elsewhere, modern through-coloured acrylic render systems may be acceptable in certain circumstances.

The retrospective rendering of the host dwelling is considered uncharacteristic of the host dwelling, and uncharacteristic of the High Peak. The applicant has argued that removal of the render will not successfully restore the dwelling to its former appearance, due to the damage which would be caused through removal. Revised plans, have therefore been submitted to demonstrate the over cladding of the existing render.

It is considered that the render, and subsequent cladding is likely to lead to internal damp and moisture problems, as the original stone will not be able to breath, as described by the councils conservation officer. However, the host dwelling is not

considered to be a heritage asset. As such, given the likely visual harm which would be caused by the removal of the render, the visual impact of the dwelling as viewed from the surrounding area is considered to outweigh the potential damp caused by the retention of the render.

A portion of the south and eastern elevations will remain rendered, without over cladding. These elevations cannot be viewed from any surrounding vantage points, and as such will not harm the views onto the site.

A sample panel of the proposed natural stone cladding has been submitted as part of the revised scheme. This sample has been reviewed and has been found as an acceptable likeness to restore the dwelling to its natural stone appearance. It is recommended that the proposed cladding will match sample submitted through reasonable condition. As such the proposed over cladding is considered and acceptable proposal to restore the design of Moss House Farm in accordance with EQ 3 and EQ 6.

Amenity

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 proposed over cladding will overcome the current harm to visual amenity of local residents, through restoring stone appearance of the dwelling. As such the proposal will overcome the current vision intrusion of the render. As such the proposal is considered acceptable in terms of EQ 6.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design and amenity. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 6th December 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

