DELEGATED DECISION REPORT

HPK/2013/0562 **10/10/2013**	**MOSS HOUSE FARM** **MANCHESTER ROAD** **BUXTON**	**PROPOSED EXTENSION OF LIVING ACCOMODATION INTO ATTACHED SHIPPON** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Countryside and special landscape area
- Character, form and design

RELEVANT POLICIES

Adopted High Peak Local Plan (Saved Policies) 2008

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

RELEVANT PREVIOUS APPLICATIONS

HPK/2001/0331 – Alteration and rebuilding of outbuildings to provide camping barns and ancillary accommodation – Approved 2001.
HPK/2005/0155 – Change of use of camping barns and ancillary accommodation to farmhouse – Approved
HPK/2007/0828 – Partial rebuild of outbuildings to two holiday lets – Refused.
HPK/2007/0829 – Proposed wind turbine – Approved.
HPK/2007/0830 – Extension to farmhouse – Refused on the basis of inappropriate form in the special landscape area.
HPK/2013/0345 – Proposed extensions to Farmhouse - Refused on the basis of inappropriate size, form and design which would detract from the rural character of the host dwelling.
HPK/2013/0339- Extend living accomodation into attached shippon – Refused on the basis of inappropriate design of the alterations which would be detrimental to the character and apperance of the host buidling.

CONSULTATIONS

Publicity

Site Notice expiry date: 08/11/2013
Neighbour consultation period ends: n/a. No neighbouring properties within the vicinity of the site.
Press Advert: N/A

County Highways
No objections

Environmental Health
No observations

Neighbours
No representations received

OFFICER COMMENTS
This application relates to a detached stone farmhouse situated in an very isolated area of farm land to the north of Buxton within the countryside and special landscape area. Access to the site is via Manchester road and a long unmade track running in a northerly direction. The land rises and the dwelling is positioned almost at the peak of the rising land. It is visible only via distance glimpse views from Manchester Road.

Consent was granted for the change of use of this building (including the shippon) to a dwelling in 2005. An application for the renovation of the shippon and the front porch was submitted and subsequently refused earlier this year. Whilst there were no objections to the proposed porch, it was proposed to insert two very large double glazed doors onto the rear elevation and the proposal was refused on this basis, that the openings would domestic the shippon to the detriment of the character and appearance of the rural building.

This application is a resubmission the previously refused application and seeks consent for a lean to front extension to create a porch and works to rebuild and convert the existing attached shippon which is in a state of disrepair, currently without roof covering. The side and front wall remains in tact.

The proposed front porch will be a simple lean to design constructed in stone with a slate roof. The lean to will follow the form of the existing porch which is to be removed but will be a larger footprint.

To the rear of the building, the existing roof height of the large lean to shippon will be increased to meet the existing eaves height of the main farm house with 2 smaller windows and a single double door opening. It is proposed to install reflective tinted glass as is already in place on an existing set of double doors on the existing building. The applicant has submitted a design and access statement in support of this application that outlines the existing openings on the shippon are non-original and have been in-filled by previous owners seeking to provide a greater element of security. Looking closely at the remaining walls, the stone work and mortar does appear to be very different throughout the site and as such may not be original. Without original photographs we can not be certain.

Character, form and design within the countryside and special landscape area

The National Planning Policy Framework outlines that good design is a key aspect of sustainable development. Design should respond to local character, reflecting the identity of local surroundings and materials and should be visually attractive as a result of good architecture. Local plan policies OC1, OC3 and OC4 outlines limited extensions to existing buildings as being appropriate within the countryside provided that there is no significant adverse impact on the character and appearance and special landscape quality of the countryside, having regards to the design and detailing of vernacular buildings. Policy H14 outlines that permission will be granted provided that the development respects the character of the original building in terms of scale, design, fenestration and external appearance.

There is no objection to the replacement of the existing front porch, the proposed form, apperance and materials of construction are acceptable and will not harm the character or apperance of the host dwelling.

With regards to the shippon, the double doors result in an enlargement in the number of openings on this elevation, and there would be a large number of openings However, a full height cart door is a feature often found on shippon and barn conversions, and the two openings are already in place. On balance the proposed alterations to the shippon to rasie the height and convert to permanent habitable accomodation are not considered to detract so significantly from the character and appearance of the building as would warrant a refusal.

It is therefore considered that the proposed alterations meet the requirements of local plan policy OC1, OC4, GD4, BC1 and H14 of the local plan, and the provisions of the National Planning Policy Framework, particularly paragraphs 17, 58, 59, 60, 61 and 64.

Residential Amenity

There are no nearby resisdential properties that would be affected by the proposal.

RECOMMENDATION : **APPROVE**

CASE OFFICER **Faye Plant** **DATE** **02/12/2013**

PLANNING APPLICATIONS MANAGER JLC 5/12/13