

From:
To:
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0495
Site Address: Thorncroft Lower Hague New Mills Derbyshire SK22 3AP High Peak
Comments by: Thomas Pickford
From:

Hague Bar
New Mills
SK22 3AR

Submission: Objection

Comments: I regretfully object to this development on the grounds of detrimental impact on openness of the Green Belt, Local Plan policies S2, S6, EQ3 and EQ4 or section 9 of The Framework. Additionally, the design of the proposed dwelling does not accord with Local Plan policies S1, S6, EQ2, EQ3 and EQ6 or section 12 of The Framework.

The application mirrors almost entirely a previous application for a new-build dwelling on the site which was roundly refused by the planning authority (HPK/2017/0219). An appeal was, quite unusually, comprehensively dismissed by the inspectorate with even more substantive reasoning (HPK/2017/0219/A). Nothing has fundamentally changed either with the planning system or the proposed plans in the intervening years such that this proposal is now acceptable.

The approval for an extension to the existing outbuilding (HPK/2022/0478) quoted numerous times in the documentation is irrelevant. This permits only a minor extension to the building, for the same use as an agricultural outbuilding, and it has not taken place; therefore any massing comparison for this proposal must be with the existing, much smaller outbuilding. The approval of this previous application makes clear that change of use is not granted and so again it is irrelevant in determining the building instead of a new dwelling on the site.

Separately, a Certificate of Lawfulness application was refused/deemed unlawful to demolish and replace the existing outbuilding with a larger workshop type building (over three times the size and conveniently identical in volume to the previously and now currently proposed dwelling), replacing the grass entrance track with gravel (HPK/2021/0058). An appeal was dismissed by the planning inspectorate. Going back further, there have been two previous applications for new dwellings on the site which have been refused (HPK/0001/2693, HPK/0003/3130).

Sustainability:- Personal feelings could be different if this were a sustainable re-use of an existing structure, especially if within the curtilage of an existing dwelling (such as a stone barn within a farmstead courtyard or directly next to a highway). This proposal is to completely demolish an existing structure with no re-use of materials. It is located clearly outside of the local development ribbon along the B6101, at a point where this is a clear break in development and well outside the curtilage of the existing dwelling as agreed by the planning inspectorate. It is a new build in the middle of a Green Belt field. The new structure will use some sustainable wood but will be a complete new build with a significant carbon cost. Given that, it is distinctly lacking sustainable credentials. No solar panels are noted, no rainwater harvesting, no details on heating, no grey water

reuse, no sustainable drainage, etc that one can find noted. Two marked car parking spaces, no provision for other transport means. If the Green Belt were to be impacted by a new dwelling being erected in such a location, it should at least be expected for it to be absolute best-in-class sustainably.

Building appearance/light pollution/solar gain:- Plans retain extensive glazed openings to southern elevation and numerous large roof lights. These are far larger than most nearby housing stock and will contribute to significant light pollution at night, being detrimental to the Green Belt and what is currently a dark corridor within the landscape, hosting countless owls (including a strong barn owl presence), bats, badgers and other wildlife. In summer, the solar gain from such extensive south-facing glazing will not be pleasant or sustainable. Roof lights on the north side will be visible from properties on Hague Bar, directly harming the visible openness (and darkness) of the Green Belt.

Building mass lack of detail:- Plans don't clearly show existing/proposed massing of the building nor measurements; there are no clear 3D visualisations. It will apparently be sunk slightly into the ground, but difficult to gauge the impact of this or final volume above surface. It will clearly be substantially bigger in volume (150%+?) than current outbuilding. While the building will be somewhat hidden from the B6101, this is largely dependent on vegetation managed by Network Rail, which may be removed in future. Photographs in the plans were taken during summer and before major tree felling by the railway. The site is now far more exposed and visible from Hague Bar to the north. No actual green screening of the dwelling is proposed. Again, nighttime illumination will be a key detracting feature.

Frontage/access track:- The site is currently reached by a grassed entrance track. This is shown as being used for 2 no. car parking spaces, but oddly no detail on whether this will be hard surfaced, which would significantly alter the appearance and use of this Green Belt land. (To be noted, a previous application sought to cover it in gravel.) No detail on EV charging nor storage for bicycles/motorcycles/etc. - though in fact, inclusion of any of these or a garage/shed would only increase the detrimental impact on openness. Turning this green buffer zone between the main existing dwelling and the existing outbuilding into effectively a property frontage with domestic paraphernalia would be arguably more harmful to the Green Belt than the larger building itself; it is inappropriate development and the exact nature of future use is not clearly defined enough.

Highways access:- As noted by Highways, the access to/from the B6101 is rather dangerous and poses further danger to other highway users with increased vehicle movements. No amount of visibility splay will improve this, it is the bend of the road and the wall/fence maintained by Network Rail causing a blind spot, along with the 30 mph speed limit which is too fast. In this case, the Highway Authority is at fault for not reducing the speed limit already, but it is still relevant to the suitability of this site for new housing.

Construction:- No construction plan or agreement of working hours is included. Given that a large number of dwellings directly overlook the site along Hague Bar (now even more so after recent railway tree felling) the demolition and construction works have the potential to be disruptive to local residents with no direct benefit (not affordable housing, detrimental to local landscape).

Garden/exterior space:- Previous rejected proposal included a small cultivated garden space on the east side of new dwelling. These new plans show no defined outdoor space whatsoever, nor any defined boundary to the new-build dwelling for use as a private domestic garden. What land will the new property encompass? Having only the hard-surfaced dwelling surround or grass entrance track as outdoor space would surely not be suitable for a family property of this size. Will a future application seek to rescope some of the agricultural land as a private garden? By not defining any garden space now, this makes very likely that further future erosion of the Green Belt's openness on this site will take place if this application is approved.

Existing unmapped structure:- Viewed from Waterside Road and confirmed by Google Maps, it appears a permanent, white gazebo-like structure has been erected directly south of the existing outbuilding. This is not shown on any of the enclosed plans nor does it appear to serve any agricultural purpose on what is presumably still agricultural land. It appears out-of-keeping both with an agricultural field and the existing and proposed development, more what would be expected of a private suburban garden or town park. The reasoning for this structure, or if it is permitted, is unclear.

Conclusion:- This is not sustainable development, and does not provide affordable housing. It is neither in-keeping with local housing design, nor a stand-out piece of quality architecture. It does not re-use any existing structure and is far bigger in volume than the longstanding outbuilding.

As a development it arguably does not adequately provide all the ancillary functions and space required of a modern, three bedroom property (no garden, number of parking spaces, cycle storage, shed/outbuilding/garage, highway access, car charging, solar, sustainable drainage/sewage/water use), nor would it be possible to do so on this site without even greater harm to the Green Belt.

It would impact the openness and character of the local Green Belt both immediately and increasingly going forward, with potential for strongly detrimental future ‘creep’ of domestic paraphernalia, to be expected from what would be a wholly new-build stand-alone property, on open land without any screening or defined site usage boundaries.

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