

DELEGATED DECISION REPORT

HPK/2024/0497
Valid 11/12/2024

THE BARN SIMMONDLEY
VILLAGE
SIMMONDLEY
GLOSSOP

PROPOSED SINGLE STOREY
REAR EXTENSION AND
EXISTING BARN RE-ROOF

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and Conservation
- Amenity

DESCRIPTION OF SITE

The application refers to a detached dwellinghouse known as 'The Barn', within Simmondley Village and in Simmondley Conservation Area, Glossop.

The dwellinghouse was a former agricultural building that was subject of conversion following planning permission granted under HPK/0001/3167. This decision removed Permitted Development rights for domestic extensions and alterations.

The dwellinghouse stands between Alma House, a Grade II Listed Building to the south and No.93 Butte Farm, Simmondley to the north, and is orientated at a slight angle so that the principal elevation faces south-westwards onto a hard standing area utilised for parking and the rear elevation north-eastwards towards a rear garden area.

PROPOSAL

This application follows the withdrawal of a Lawful Development Certificate owing to the fact that Permitted Development rights have been removed and seeks full planning permission for a single storey rear extension and the re-roofing of the existing roof.

The proposed extension would replace an existing rear extension which is built on a low stone base with rather unsympathetic UVPC framing above, with a lean-to roof.

The replacement extension is shown to be built entirely from stone with a replacement lean-to tiled roof constructed in a slate tile containing a single velux rooflight, with a slightly higher eaves and ridge height to accommodate an entrance door, with a slightly narrower footprint.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement hierarchy
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework 2024

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Historic Environment	Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/3167	Proposed conversion of barn to dwellinghouse (Approved)
HPK/2024/0439	Lawful Development Certificate for proposed single storey rear extension (Withdrawn)

CONSULTATIONS

Publicity

Site Notice expiry date: 6th February 2025
Neighbour consultation period ends: 6th January 2025
Press Advert: 30th January 2025

Public Comments

1no. letter of support has been received from a neighbouring resident confirming that they are happy with the proposals and raise no objection.

Town / Parish Comments

N/A

HPBC Conservation Officer

The existing lean-to extension is of poor quality, and does not contribute to the conservation area. The proposed replacement offers a more in keeping extension of a moderate scale and natural stone to match the host dwelling. As such there are no heritage objections in regards to the proposed extension.

It is further proposed to replace the existing roof (reproduction stone slate) with greys diminishing reproduction stone slate. The Simmondley Conservation Area Character Appraisal states 'The local stone slate has a distinctive fissile and uneven texture, which has led to a highly unified appearance and strong characteristic. However, there have been a number of replacements in artificial slate, which have diluted the character of the hamlet.' and continues that 'the dominant architectural character comes from a unified roofscape; traditional stone slate roofing materials and stone chimney stacks'. As such stone slate roofs are a key contribution to the conservation area. As the original stone slate has already been lost for a reproduction slate, there is no objection to the replacement in principle. However, to ensure that the roofscape of the conservation area is not further harmed it is recommended that a condition is applied to ensure that the chosen reproduction stone slate is acceptable.

- Prior to the commencement of works samples of the proposed roof tile shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To prevent further harm to the conservation area in accordance with policy EQ7 of the High Peak Local Plan.

Derbyshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing residential property that lies within the built-up area boundary of Glossop, and therefore the principle is acceptable with regards to the nature of development and its strategic location.

However, as the site lies within the Simmondley Conservation Area, the application is subject to Local Plan (LP) Policy EQ7 and relevant restrictive national planning policies relating to heritage conservation contained under Chapter 16 of the NPPF, underpinned by Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

The principle of development can thus only be supported where the application can demonstrate that the proposed development either sustains or enhances the character and appearance of the building and the wider Conservation Area, notwithstanding all other relevant planning issues.

Design & Conservation

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

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.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

Chapter 16 of the NPPF contains the national planning policies aimed at conserving and enhancing the historic environment. Paragraph 212-221 sets out how a local planning authority should assess the significance of a heritage asset and the potential impact of a development proposal upon that asset.

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the

significance of a designated heritage asset, this harm should be weighed against the public benefits.

The host property is an attractive building constructed from traditional materials and contributes positively to the overall character and appearance of the Simmondley Conservation Area. As such, whilst views of the rear elevation are limited from public vantage points, it is nevertheless imperative that any proposed extensions are handled in a sensitive manner.

The existing single storey annex is considered to dilute the sensitivity of the building and its wider setting owing to the poor quality use of materials. Whilst the proposed extension would see a marginal increase in height, it would continue to read as a secondary and subordinate addition, and, owing to the choice of high quality materials.

The Conservation Officer has commented welcoming the replacement of the existing unsympathetic extension and its replacement with a stone structure. However, owing to the fact that stone slate roofs are a key architectural feature of the Simmondley Conservation Area, a condition has been recommended that requires the application to submit a sample of the proposed roof tile prior to commencement of works.

It is considered that such a condition can be suitably worded in order to not preclude the removal of the existing conservatory, with the trigger reading as *“prior to any works beyond the demolition of existing extension”*.

The proposed extension would be contained within the existing residential curtilage of the property, and would not be read in conjunction with any nearby Listed Building, and thus would not materially affect the setting of any such heritage asset.

It is considered to result in a visual enhancement of the building and its wider setting, thereby demonstrating compliance with LP Policies S1, EQ6 and EQ7, Supplementary Design Guidance, and relevant paragraphs contained under Chapters 12 (Design) and 16 (Heritage) respectively, the latter underpinned by Section 72 of the Act 1990.

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 High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels. A minimum of 21m should be achieved between existing and proposed habitable windows.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

To the north of the site is 93 Butte Farm which has a rear elevation facing south-eastwards towards the rear garden of the host property. Due to the fact that the replacement extension would have solid walls with no habitable windows and just an entrance door, the amenity of this (and any other residential property) would be preserved.

As such, the application is compliant with LP Policy EQ6, the High Peak Residential Design Guide SPD and paragraphs contained within Chapter 12 of the NPPF in this regard.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

The application seeks full planning permission for a modest single storey rear extension and replacement roof to an attractive building located within the Conservation Area replacing an existing extension of poorer quality with regards to the use of materials.

An assessment has concluded that the proposed extension would enhance the visual appearance of the building and as a consequence the Conservation Area, and as such fully accords with the design principles set out under LP Policies S1, EQ6 and EQ7, Supplementary Design Guidance, and relevant paragraphs contained

under Chapters 12 (Design) and 16 (Heritage) respectively, the latter underpinned by Section 72 of the Act 1990.

The proposed extension would not result in any harm to residential amenity.

As such, the application is considered to fully accord with all relevant Local Development Plan policies and other material considerations including the NPPF and constitutes a sustainable form of development. In line with LP Policy S1a and paragraph 11 of the NPPF the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 6th February 2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council