

DELEGATED DECISION REPORT

HPK/2024/0377
Valid 04/09/2024

STORTH MEADOW FARM
HIGH LANE
SIMMONDLEY
GLOSSOP

PROPOSED ALTERATIONS TO
EXISTING OUTBUILDING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Countryside
- Design
- Amenity

DESCRIPTION OF SITE

Storth Meadow Farm is situated on the northern side of High Lane in Simmondley. The site is designated as countryside but it lies immediately adjacent to the built up area boundary for Simmondley. Land to the west of the site also within the applicant's ownership is designated green belt.

The main farmhouse property has been previously extended. The proposal relates to a two storey outbuilding situated adjacent to the farmhouse

PROPOSAL

It is proposed to extend the outbuilding and remove the existing single storey element of the outbuilding and construct a two storey side extension. The proposed extension is 2.2m wide and extends the same depth (5.2m). The existing building has gable form which the proposal will replicate. The proposed materials are stonework and slate tiles to match the existing. It is intended that the ground floor would be used as a garden room and the first floor as a home office.

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 6 Design and Place Making

Supplementary Planning Documents

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

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent relevant applications/permissions

CONSULTATIONS

Publicity

Site Notice expiry date: 05.11.24
Neighbour consultation period ends: 05.11.24

Charlesworth Parish Council

Resolved – no comment

Public Comments

None received

Derbyshire County Council Highways

The proposed alterations are not considered to have any impact on the site access or the existing on site parking facilities and on that basis there are no highway authority objections to the application.

However, it is recommended that the use of the outbuilding, specifically for use as an office, remains ancillary to the main dwelling and is used for the personal use of the applicant only and that this is conditioned in any consent granted for the application.

DCC PROW

I can advise that Charlesworth Public Footpath No.5 runs to the west of the proposed development site in a northwest direction, as shown on the attached plan.

The Rights of Way Section has no objection to the proposals as it appears that the route will be ultimately unaffected by the proposed works. I should be grateful however if you would advise the applicant as follows: -

- The footpath must remain open, unobstructed and on its legal alignment.
- There should be no disturbance to the path surface without prior authorisation from the Rights of Way Section.

- Consideration should be given to the safety of members of the public using the path during the works. A temporary closure of paths will be permitted on application to DCC where the path remains unaffected on completion of the development.
- There should be no encroachment of the path, and no fencing should be installed without consulting the Rights of Way section

OFFICER COMMENTS

Principle of Development

The site lies outside of the settlement boundaries for Simmondley and is therefore in a location that is classified as countryside. Policy EQ 3 applies to any applications in the countryside and accepts to extension to existing dwellings provided that they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

The proposed extension relates to an outbuilding which is located in close proximity to the dwelling house so the two buildings are read together in the landscape. Although the proposed extension is two storey, it is modest in scale and it will not appear visually dominant in the landscape. The proposal to extend the outbuilding is considered acceptable in principle and satisfied policy EQ 3.

Design

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.

Chapter 9 of the Residential Design Guide SPD contains the following guidance relating to garages and outbuildings:

Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house. Double garages should have two openings wherever possible, to maintain proportion, and with the roof ridge parallel to the doors. Flat roofs should be avoided. Doors with vertical emphasis are usually preferred and timber side hung door may be required in sensitive locations.

The proposed extension is two storey and will result in approximately 22 sq.m of additional floorspace which will increase the floorspace by about 50%. The existing building is a gable form with a height of 5.5m and the proposal is to replicate the gable form which will increase the height to approx. 6.2m. The materials will match the existing stonework and slate tiles. The proposal is considered to complement the existing building and adjacent farmhouse in terms of its scale and form and choice of materials.

The proposals therefore complies with policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

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

The nearest neighbouring property is Storth Brow Farm which is situated to the east. The adjoining boundary is approximately 20m away and the property is situated at a lower level than the subject property and outbuilding. At time of the site inspection the adjacent property was in the process of implementing a planning permission (HPK/2020/0449). The roof was covered in tarpaulin but a review of the approved drawings show that there will be rooflights in the roof elevation facing the application site. Moreover, the window that will face towards Storth Brow Farm will be in front of the internal staircase and is primarily for providing light to the stairwell. As such the potential for overlooking between properties has been minimised.

To ensure that the use of the outbuilding remains ancillary to the main house a condition is recommended. The Highway Authority has also suggested that the use be restricted to ancillary domestic related use as well.

The application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Highway Safety

The existing outbuilding is used for storage and is not used for garaging purposes. The proposed uses will remain ancillary domestic use, the plans indicate that it is proposed to use the ground floor level as a garden room and a home office above. Therefore the proposal should not result in any additional vehicular movements.

The County Highway Authority confirms that they have no highway objections to the proposals. The application is therefore considered to be acceptable having regard to LP Policy CF6 and paragraph 110 of the NPPF.

CONCLUSION / PLANNING BALANCE

For the reasons set out in this report, it is considered that the proposal is an acceptable design and will not result in any adverse amenity impacts. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Rosie Dinnen

Recommendation Date: 12.02.25

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council