

Supporting Statement

February 2025

Re-submission of HPK/2025/0463 - Dependant Relative Annexe at

***Windy Walls Farm, Ashbourne Lane, Chapel en le Frith High Peak
SK23 9UF***

- **Applicant**
Bill Stevenson
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Dependant Relative Annexe
- **Location**
Windy Walls Farm, Ashbourne Lane, Chapel en le Frith High Peak SK23 9UF
- **Agent**
*Simon Jones BSc (Hons), MRICS
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Contents

1.00 Background	3
2.00 The Proposal	3
3.00 Design	5
4.00 Heritage and Conservation	5
5.00 Access	5
6.00 Conclusions	5

1.00 Background

This application is a re-submission of HPK/2025/0463 following the approval of HPK/2025/0463 on the 20th January 2026.

The site lies within the Open Countryside and not within a Conservation Area.

2.00 The Proposal

This application seeks consent form a dependant relative annexe similar to that approved under HPK/2025/0463. Figure 1 shows the proposals submitted under this application and Figure 2 shows the proposals approved under HPK/2025/0463.

The annexe will be occupied by the applicant, Bill Stevenson and his wife Janice.

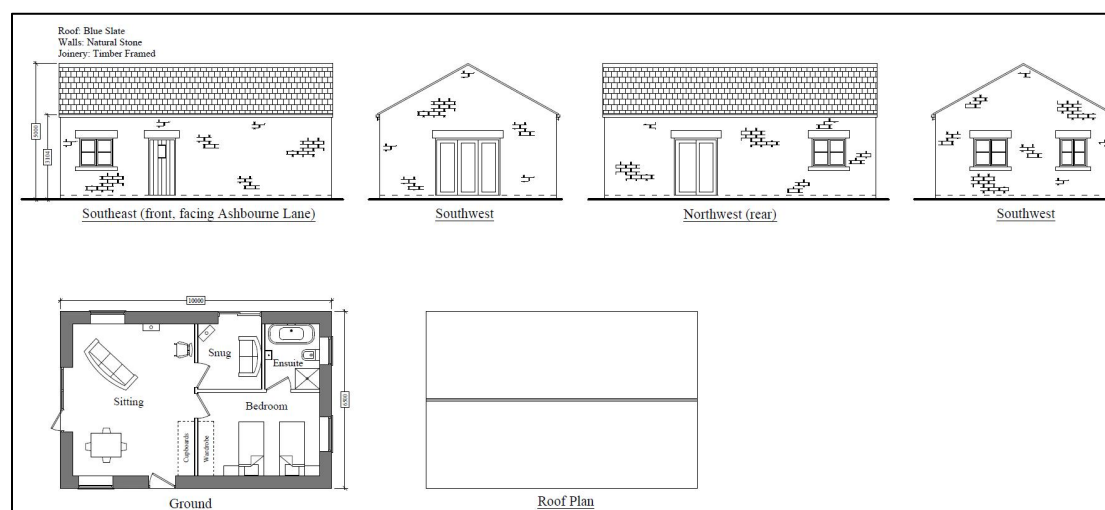


Figure 1: Plans and Elevations Proposed

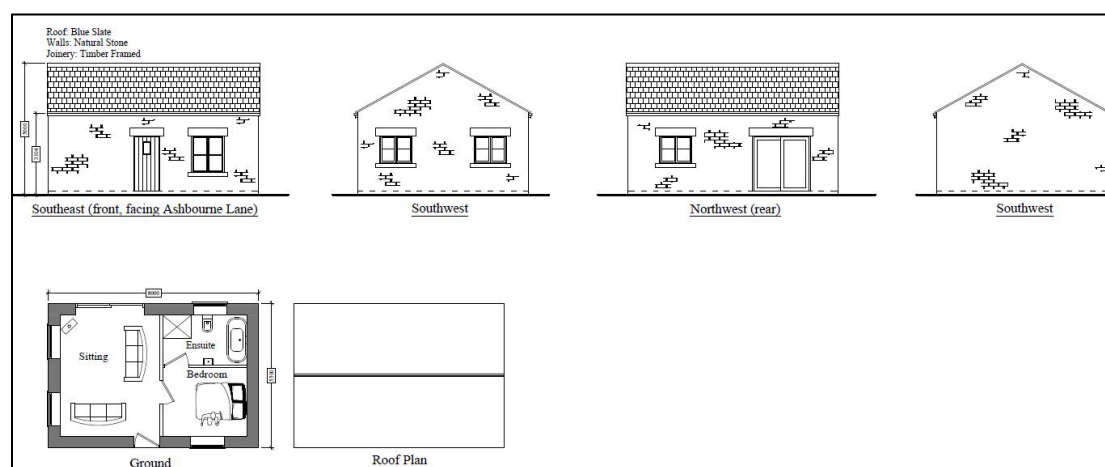


Figure 2: Plans and Elevations Approved Under HPK/2025/0463

As can be seen when comparing Figures 1 and 2, the eaves and ridge heights of the proposal are identical to that approved under HPK/2025/0463. There is a modest increase in the length of the building from 8m to 10m and a modest increase in the width of the building from 5.5m to 6.5m to that approved under HPK/2025/0463.

The proposed building would be subsidiary to the existing Farmhouse building and not have an adverse impact on the character of the landscape by virtue of its scale, height, massing and visual appearance. Figure 3 shows the existing Farmhouse northwest elevation which has a ridge height of 6.6m, an eaves height of 4.5m and a foot print of 14.6m long x 6.8 wide (excluding additions). The proposed building is clearly subsidiary to the Farmhouse.

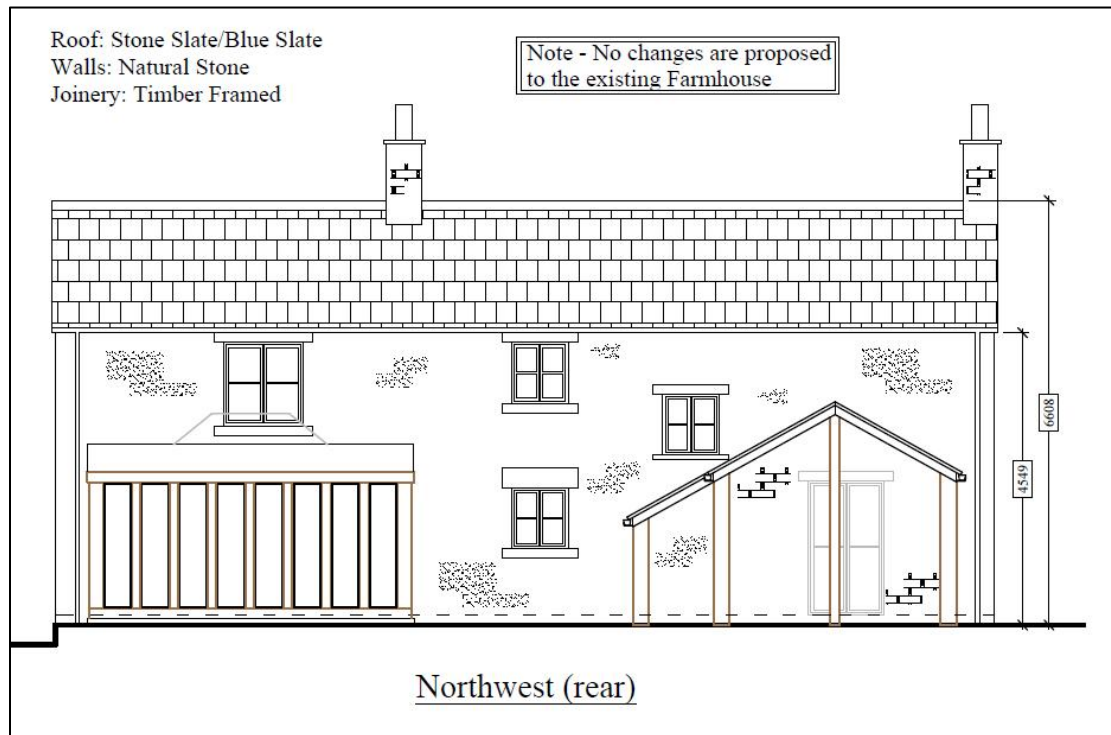


Figure 3: Existing Farmhouse Northwest Elevation

Figure 4 shows the elevations of an ancillary building approved under HPK/2017/0300 at an adjacent property Heather Low Cottage, Ashbourne Lane Chapel-En-Le-Frith, Derbyshire SK23 9UG.

This building is much more prominent than that proposed as it directly faces Ashbourne Lane. It has a ridge height of 7m, an eaves height of 3.6m and a foot print of 10.6m long x 7.4 wide.

When compared to the proposed building, which has a ridge height of 5m, an eaves height of 3.1m and a foot print of 10m long x 6.5 wide, it can be concluded that the proposed building has less impact on the open countryside than that approved under HPK/2017/0300.

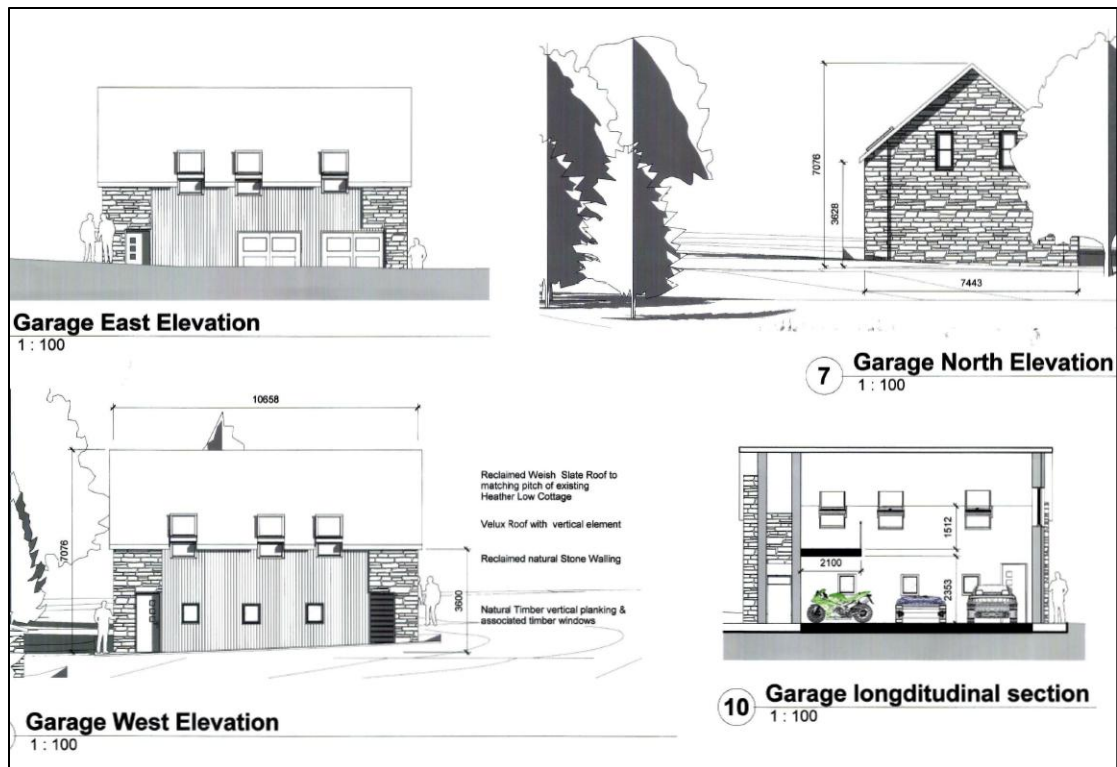


Figure 3: Existing Farmhouse Northwest Elevation

3.00 Design

The proposed Annexe will be constructed as a blue slated pitched roof with natural stone walls and timber framed windows and doors identical to that approved under HPK/2025/0463

The design is sympathetic and subordinate to the existing Farmhouse.

The design, siting, mass and scale of the proposed Annexe will not unduly harm the immediate area or wider open countryside.

4.00 Heritage and Conservation

The site is not within a Conservation Area. No heritage assets are affected by the proposals.

5.00 Access

Access is provided to the property via the existing access. Ample parking is provided on site. No Highway objections were made under the approved under HPK/2025/0463 and this application is a re-submission of HPK/2025/0463.

6.00 Conclusions

In light of the above, we respectfully request High Peak Borough Council, in accordance with Local Policy and the National Planning Policy Framework, grant permission for this application.