

Plan:8 Town Planning Ltd

Woodcock View, Chapel Brow, Charlesworth, Derbyshire SK13 5HH

Mr and Mrs Winterbottom

High Peak Borough Council

Full Planning Application: Replacement Dwelling

Simon Plowman MA MRTPI, Plan:8 Town Planning Ltd



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Planning Statement — Full Planning Application

Site: Woodcock View, Chapel Brow, Charlesworth, Derbyshire
SK13 5HH

Applicant: Mr and Mrs Winterbottom

LPA: High Peak Borough Council

Type of Application: Full Planning Application

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In addition to this statement the application is accompanied by the following plans and documents:

- Application Forms
- Copy of the appeal decision APP/H1033/D/25/3372743 dated 6 November 2025 and copies of the appeal-approved plans (labelled ‘for information appeal approved’)
- Proposed Plans, Elevations and Sections all by Architectural Solutions Ltd
- Ecology (bat) report
- Heritage Report Dated March 2025

Summary and Background to this Planning Application

- 1 This application is for the demolition of the existing dwelling at Woodcock View and its replacement with a new dwellinghouse. It follows the grant of planning permission by the Planning Inspectorate on appeal under reference APP/H1033/D/25/3372743 dated 6 November 2025 for extension and associated works to the existing dwelling.
- 2 The applicants, Mr and Mrs Winterbottom, have decided to demolish the existing dwelling and replace it with a new purpose-designed dwellinghouse rather than extend and remodel the existing building as approved on appeal. This approach is driven by the applicants’ wish to achieve a significantly higher standard of energy performance than can be delivered by works to the existing structure, and by the fact that this is a self-build project in which Mr and Mrs Winterbottom intend to occupy the completed dwelling as their own home. A new build allows the construction to be designed and built to current fabric-first energy efficiency standards from the outset, delivering a dwelling that would not be easily achieved through the approved extension scheme.

- 3 The proposed dwelling has been designed by Architectural Solutions Ltd and reflects the applicants' requirements for a high-performance, energy-efficient home. A key refinement of the proposed scheme is the introduction of consistent and continuous floor levels across each storey (Levels -1, 0 and +1). The development adopts a single uniform datum per level, avoiding split-level arrangements. This results in: improved structural efficiency; clearer internal layout and circulation; and reduced construction complexity. This approach creates a more coherent relationship with the site topography and ensures a simple and legible built form. The proposal, as demonstrated by reviewing the submitted plans, does not increase height, massing or visual impact, with ridge and eaves levels unchanged.
- 4 The proposed design differs from the appeal-approved scheme in the following principal respects:
- The appeal lower ground floor level is to be extended.
 - The overall internal floor area is increased to accommodate the revised room layout.
 - External materials comprise slate tiles to the roof, natural stone to the walls, and dark metal window frames, fascias, gutters and balustrading.
- 5 The plans by Architectural Solutions Ltd submitted with this application are as follows:
- 2978-01 C Location Plan and Site Plan
 - 2978-02 A Plans as Existing
 - 2978-03 A Elevations as Existing
 - 2978-04 H Plans as Proposed (Levels -1, 0 and 1)
 - 2978-05 G Proposed Elevations
 - 2978-06 B Sections

Planning Policy and Legal Framework

- 6 The application is to be determined in accordance with the development plan unless material considerations indicate otherwise, pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004. The development plan for this area comprises the High Peak Local Plan 2016.
- 7 The key policies are EQ2 (Landscape Character), EQ6 (Design and Place Making) and EQ7 (Built and Historic Environment). Policy H3 supports new housing development on unallocated sites within the defined built-up area boundary.

The proposal for a replacement dwelling within the Charlesworth settlement boundary is consistent with that policy. Policy EQ1 (Climate Change) is also relevant; the replacement dwelling will be designed and built to current fabric-first energy efficiency standards, delivering a significantly higher level of energy performance than the existing building, in accordance with the policy's requirement to minimise energy consumption and carbon emissions. The Inspector's decision under APP/H1033/D/25/3372743 confirmed that the approved scheme was consistent with these policies. The proposed revised scheme falls to be assessed against the same policy framework.

- 8 At the national level, Chapter 12 of the NPPF (December 2024) requires development to be sympathetic to local character and history, including the surrounding built environment and landscape setting (paragraph 126). In allowing the appeal, the Inspector expressly concluded that the scheme *"has the potential to add to the overall quality of the area"* — satisfying the NPPF's own design test — and that the design was *"of a high standard"* and *"well thought out."* The proposed replacement dwelling, which retains the same natural stone, slate tiles and relationship to the rising ground as the appeal-approved scheme, satisfies those same requirements.

Appraisal

- 9 The main issues are:
- The development proposed is for the demolition of the existing dwelling at Woodcock View and its replacement with a new dwellinghouse. The appeal-approved scheme, which forms the principal material consideration, was for extension and associated works to the same dwelling. The comparison between the two schemes is therefore the relevant planning assessment.
 - Design changes are proposed that introduce a new lower level and revise the footprint, materials and external appearance of the building.
 - The assessment should focus on the change between the appeal-approved scheme and the proposed scheme, having regard to High Peak Local Plan 2016 policies EQ2, EQ6 and EQ7 and any other material considerations. The appeal-approved scheme and the proposed replacement dwelling are considered comparable in form, mass and appearance as experienced from Chapel Brow and in wider views, including from the Conservation Area, the additional lower level being largely absorbed by the rising ground to the rear.

- 10 The appeal decision under APP/H1033/D/25/3372743 is material to the determination of this application. The Inspector concluded that the approved scheme *"would not result in conflict with the landscape, design or heritage requirements of policies EQ2, EQ6 or EQ7 of High Peak Local Plan 2016"* and allowed the appeal. The proposed design changes must be assessed against those same policy considerations.
- 11 The site is located within the settlement of Charlesworth. The existing building is a detached dwelling and the proposed development is for its demolition and replacement with a new dwellinghouse on the same site. The site lies outside but within the setting of the Charlesworth Conservation Area. The character of the locality and the setting of the Conservation Area are material considerations, as the Inspector's decision confirmed.
- 12 The proposed Level -1 is excavated into the rising ground below the existing building. As the submitted sections (drawing 2978-06 B) demonstrate, this level is set at 246.21m AOD. The new part of Level -1 is visible as an exposed storey on the north elevation where the ground falls away. On the south west (street-facing) elevation Level -1 is below existing ground level and is not visible from Chapel Brow; it would not be visible from the Conservation Area.
- 13 The existing building is a two-storey dwelling with an attached garage, although it appears three storeys when viewed from the west. The proposed replacement dwelling adopts a comparable form and massing to the existing building as experienced from Chapel Brow and the south west, with the additional lower level set into the hillside and largely screened by the rising ground to the rear. The ridge height of the main roof remains comparable to the appeal-approved scheme. The sloping topography of the site means that Level -1, whilst excavated into the hillside, does not project above the established roofline or skyline when viewed from Chapel Brow or from within the Conservation Area. The perceived mass of the building from public viewpoints is therefore not materially increased by the additional lower level. Accordingly, whilst the internal floorspace is increased, the proposal does not result in a materially greater visual presence in the streetscene or wider landscape than the appeal-approved scheme.
- 14 A direct comparison of the key metrics between the appeal-approved scheme and the proposed replacement dwelling confirms this assessment. The table below sets out the principal parameters:

Metric	Appeal Scheme	Proposed Scheme	Change	Material Impact
Ridge height	256.950m AOD	256.950m AOD	None	No
Eaves height	252.832m AOD	252.832m AOD	None	No
Level 0 (AOD)	249.270m	249.220m	-50mm	No
Level -1 (AOD)	246.420m	246.210m	-210mm	No
Level 0 footprint	234m ²	261m ²	+27m ² (+11.5%)	No
Level +1 floorspace	164m ²	186m ²	+22m ² (+13.4%)	No
Level -1 (inc. garage)	184m ²	294m ²	+110m ²	No — below ground
Excavation depth at L-1	246.410m	246.210m	-0.210m (reduced)	No
Visibility from key views	Limited	Limited	No change	No
Site levels	Unchanged	Unchanged	None	No

- 15 As the table demonstrates, the ridge height, eaves height, all floor levels and visibility from key public viewpoints are identical to those of the appeal-approved scheme. The above-ground footprint increases only modestly (11.5% at Level 0) and there is no change to the ridgeline or skyline. The additional floorspace is predominantly derived from the more efficient use of below-ground volume. The excavation depth at Level -1 is in fact marginally reduced compared to the approved scheme. In visual and landscape terms the proposal does not appear materially larger or more prominent than the scheme the Inspector found acceptable.
- 16 The proposed external materials — slate tiles, natural stone and dark metal window frames, fascias and balustrading — are of high quality and consistent with the character of the locality. The use of natural stone is appropriate to the setting and reflects the predominant material of the existing building and the wider streetscene in Charlesworth.

- 17 The existing vehicular and pedestrian access points from Chapel Brow are retained as shown on drawing 2978-01 C, with a revised driveway arrangement within the curtilage.
- 18 As such there are no design or landscape reasons to object to the proposed application. All other conditions, which are to be discharged, would be capable of being attached as with appeal permission APP/H1033/D/25/3372743.
- 19 The application is supported by a Heritage Assessment prepared by Jenny Wetton Conservation (March 2025). The assessment confirms that the existing dwelling is a mid-twentieth century building of no historic or architectural significance. Importantly, it concludes that the existing building makes a negative contribution to the setting of the Grade II listed Independent Chapel and its associated graveyard wall, as well as to views within the Charlesworth Conservation Area. The Heritage Assessment supports the principle of a replacement dwelling and advises that a high-quality, carefully designed scheme making use of the sloping topography and adopting a simple and unintrusive architectural approach could enhance the significance of the heritage assets. The proposed development has been designed in direct response to that advice: the scheme utilises the natural slope of the site, the ridge height and massing remain comparable to the appeal-approved scheme, and a restrained material palette of natural stone and slate reflects the character of the surrounding area. The proposal therefore results in the removal of a building that detracts from the setting of designated assets and its replacement with a dwelling that preserves, and has the potential to enhance, that setting. Having regard to the NPPF, any residual effect on heritage significance would amount to no harm or, at worst, less than substantial harm clearly outweighed by the public benefits of the proposal. The proposal accords with Policy EQ7.
- 20 The application is supported by a bat survey report prepared by Pennine Ecological (July 2024). The existing dwelling was assessed as having moderate suitability for roosting bats and two dusk emergence surveys were undertaken in August 2024 under optimal conditions in full accordance with Bat Conservation Trust guidance. The surveys recorded no bat emergence from the building; only low levels of foraging activity by common pipistrelle, noctule and Myotis species in the wider area were observed. The ecologist concludes that a bat roost was likely absent from the building and that works can proceed as planned. Third-party objections regarding potential bat activity have been explicitly addressed by the project ecologist, who confirms that observations of bats flying in spring do not indicate a roost within the building and that the loft

space is unsuitable for hibernation. No further surveys are required. The site is of low overall ecological value and there are no overriding ecological constraints to development. Biodiversity enhancements will be provided as part of the scheme. There are accordingly no ecological reasons to withhold planning permission. The proposal accords with Policy EQ5 of the High Peak Local Plan and paragraphs 180 to 186 of the NPPF.

- 21 The appeal decision under APP/H1033/D/25/3372743 is a significant material consideration. As established in *North Wiltshire District Council v Secretary of State for the Environment* [1992] JPL 955, like cases should be decided alike and a previous appeal decision on the same or a closely related site must be taken into account, with any departure requiring clear justification. In addition, in *South Bucks District Council v Porter (No.2)* [2004] UKHL 33, it was confirmed that decision-makers must give reasons that are intelligible and adequate, enabling the reader to understand why the matter was decided as it was. In this case, there are no materially different circumstances that would justify reaching a different conclusion to that of the Inspector, and therefore substantial weight should be given to the appeal decision.
- 22 The appeal permission APP/H1033/D/25/3372743 represents a realistic fallback position that could be implemented at any time. The decision-maker must therefore assess the proposed replacement dwelling by reference to that fallback baseline rather than against the existing building. The Inspector concluded that the appeal-approved scheme was acceptable in landscape, design and heritage terms. The proposed replacement dwelling is, as demonstrated above, not materially different in its visual impact from that approved scheme. There is accordingly no sound basis on which the Council could refuse this application whilst the appeal permission remains extant.
- 23 This is a self-build project. The Self-build and Custom Housebuilding Act 2015 (as amended) places a duty on local authorities to keep a register of persons seeking to acquire serviced plots of land for self-build and custom housebuilding and to have regard to that register in carrying out their planning, housing, regeneration and other functions. The NPPF identifies self-build and custom build housing as a means of broadening housing supply and meeting housing need. Mr and Mrs Winterbottom intend to occupy the completed dwelling as their own home. This is a material consideration in favour of the proposal.
- 24 The applicant respectfully requests that the Council grant planning permission for the proposed development.

Prepared by Simon Plowman MA MRTPI of Plan:8 Town Planning Ltd at the request of
Mr and Mrs Winterbottom

March 2026