

Planning Application Statement

Change of Use from Agricultural Land to form an extended garden adjacent to an existing property

Address Hull End Farm, New Smithy, Chinley, High Peak, Derbyshire SK236AP

Parish: Blackbrook and Brownside.

Applicant: Dr Kyle Gilmour

Date: 31st October 2025

1. Description of Proposal

This application seeks planning permission for the change of use of approximately 899 m squared of adjacent agricultural land to the East of the domestic garden. This represents a relocation of existing garden as an area of 438 Square Metres approximately of garden within the existing boundary of garden of Hull End Farm will be repurposed to become agricultural land to the South of the farmhouse.

The proposed garden is a small area to the side of an agricultural barn located next to the existing residential curtilage of Hull End Farm, New Smithy, Chinley and is currently used as pasture/agricultural land. The change of use would allow the applicant to incorporate this area into the domestic garden associated with the dwelling.

No new permanent buildings or extensions are proposed as part of this application. A temporary caravan will be parked on the area of garden for use by members of the family as an additional living space. There will be potential for minor landscaping and garden use (e.g. planting aiming to attract wildlife and fit with the surrounding landscape, and boundary fencing with native trees and fruit trees with maintenance of existing dry stone walling). This would not be detrimental to the character and appearance of the surrounding countryside.

2. Site and Surrounding Context

The application site forms part of a field immediately adjoining the side of the garden at the small holding of Hull End Farm and Agricultural building used to house chickens and sheep in the winter. The land is generally level and is bounded by a post-and-wire fence which will be repaired and reinstated. There is a right of way running alongside the proposed garden boundary but access to the right of way will be unaffected by the proposal and the right of way will be enhanced with new post and rail fencing to one side and improved visual impact with sensitive native tree and vegetation planting within the proposed garden area. Although the Peak National Park border is to the North of the proposed garden and agricultural land, due to the topography and high dry-stone wall which separates the area from the Peak National Park; there is minimal view of the proposed garden area from the Peak National Park. The whole of the proposed garden area is within the High Peak Borough Council boundary.

The property lies on the edge of the settlement of New Smithy, Chinley within the High Peak Borough Council area of Blackbrook and Brownside. Surrounding land uses are predominantly residential to the East with large, detached dwellings in generously sized plots as well as a recently developed equestrian property with ménage and neighbouring agricultural land. Land is predominantly agricultural to the North, East and South of the property in front of the hamlet of New Smithy.

3. Planning Policy Context

This application has been prepared in accordance with:

High Peak Local Plan (2016), particularly Policies:

S1 Sustainable Development Principles

EQ3 Rural Development

EQ2 Landscape Character

EQ6 Design and Place Making

National Planning Policy Framework (NPPF, 2023)– which supports proportionate rural development and the efficient use of land adjacent to existing settlements.

The proposal represents a minor and logical extension of an existing domestic curtilage and does not conflict with the wider landscape or settlement pattern.

4. Planning Justification

1. Appropriate Use and Scale

The proposed change of use affects a small, well-defined area of land that is directly contiguous with the existing residential garden. It will not result in the fragmentation of viable agricultural land. Moreover, there has been some recent change of previous garden into agricultural land for the purpose of sheep grazing within the bounds of the residence, the land in total being approximately 12 acres . There has additionally been planting of native trees and rewilding within the 12 acres of agricultural land following advice from the Woodland trust to ensure sustainability of the land for the future. This is evident from attached aerial photographs from 2006 showing the garden area 19 years earlier and subsequent to the barn conversion to dwelling in 1984.

2. Visual Impact

The proposal will have minimal visual impact when viewed from public vantage points; the renewal of the post and wire boundary fence and addition of native trees alongside the removal of existing scrap metal will enhance the view for the public. The land will remain open in character, with the existing boundary treatments including dry stone wall and post and wire fence retained and modestly enhanced.

3. Landscape and Character

The incorporation of this small parcel of land into the domestic garden will not materially alter the rural landscape character.

4. Highways, Drainage, and Ecology

There are no highways or drainage implications. No trees or habitats of ecological value will be affected. Any landscaping introduced will be native and appropriate to the local area.

5. Policy Compliance

The proposal accords with Local Plan Policy EQ3, which allows small-scale development in the countryside where it is ancillary to existing uses, and with the NPPF's principle of sustainable development.

5. Summary and Conclusion

This is a modest and policy-compliant proposal for the change of use of a small area of land from agricultural to residential garden use. The development will:

provide a practical and proportionate extension to the East of applicant's existing garden within the small holding; but ensuring there is no net loss of agricultural land with proposal to switch a similar area of garden within the current curtilage to agricultural land.
have no adverse impact on landscape character, residential amenity, or highway safety.
and represent an appropriate form of sustainable rural development to benefit the multigenerational family residents at the property of which one member is a rural heritage craftsman who works locally building dry stone walls.

Accordingly, the applicant respectfully requests that planning permission be granted.

Supporting Documents

1. Site Location Plan (1:2500)
2. Block Plan showing existing and proposed curtilage
3. Photograph taken 2006 showing existing boundaries of garden
4. Biodiversity net gain metric