



GREEN BELT AND PLANNING BALANCE ADDENDUM

Proposed Change of Use of Existing Detached Annex to Independent Dwelling

Lydiate Farm
Briargrove Road
Birch Vale
High Peak
SK22 1AY

1. PURPOSE OF THIS ADDENDUM

This document has been prepared in support of the accompanying Planning Statement and Design & Access Statement.

Its purpose is to specifically address Green Belt considerations and provide a clear planning balance assessment in relation to the proposed occupation of the existing detached annexe building as an independent dwellinghouse.

The application seeks permission for the occupation of an existing detached converted barn/annexe as a separate dwelling and includes internal alterations only.

No extensions, external alterations, additional floorspace or changes to the appearance of the building are proposed.

2. SITE AND PROPOSAL

The application relates to an existing detached building located within the established residential curtilage of Lydiate Farm.

The building currently exists as ancillary residential accommodation associated with the principal dwelling.

The proposal seeks permission for:

- Occupation of the building as an independent dwelling.
- Internal reconfiguration of the accommodation.
- Formalisation of a separate residential curtilage.
- Independent access and parking arrangements.

The proposal does not involve:

- Construction of a new building.
- Extension of an existing building.
- Additional floorspace.
- Additional hardstanding.
- Encroachment into undeveloped countryside.
- Alteration of the external appearance of the building.

3. NATIONAL PLANNING POLICY FRAMEWORK

Section 13 of the National Planning Policy Framework confirms that the Government attaches great importance to Green Belts.

The essential characteristics of Green Belts are their openness and permanence.

The NPPF identifies five purposes of including land within the Green Belt:

- To check unrestricted sprawl of large built-up areas.
- To prevent neighbouring towns merging into one another.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in urban regeneration by encouraging the recycling of previously developed land.

The proposal has been assessed against these objectives.

4. ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1 – To Check Unrestricted Sprawl

The proposal does not involve the construction of any new building or expansion of the developed footprint.

The existing building already forms part of the established group of buildings associated with Lydiate Farm.

No sprawl or outward expansion of development would occur.

No conflict arises with this purpose.

Purpose 2 – To Prevent Neighbouring Towns Merging

The proposal relates solely to an existing building and would have no influence upon settlement patterns or separation distances between settlements.

No conflict arises with this purpose.

Purpose 3 – To Safeguard the Countryside from Encroachment

No physical encroachment into open countryside is proposed.

The application relates solely to an existing building and established residential curtilage.

The surrounding fields, grazing land and wider countryside remain unaffected.

No conflict arises with this purpose.

Purpose 4 – To Preserve Historic Settlement Character

The proposal would have no impact upon the setting, character or significance of any historic settlement.

No conflict arises with this purpose.

Purpose 5 – To Assist Urban Regeneration

The proposal represents the efficient re-use of an existing building and therefore aligns with the principle of making effective use of existing assets.

No conflict arises with this purpose.

5. OPENNESS OF THE GREEN BELT

The courts have consistently recognised that openness has both spatial and visual dimensions.

In this case the proposal results in:

Spatial Impact

- No increase in footprint.
- No increase in floorspace.
- No increase in height.
- No increase in building volume.
- No additional structures.

Visual Impact

- No external alterations.
- No changes to materials.
- No changes to roof form.
- No changes to elevations.
- No change to the visual appearance of the site.

The proposal therefore results in no measurable loss of Green Belt openness.

The existing building already contributes to the built form of the site and will remain physically unchanged.

The openness of the Green Belt is preserved.

6. EXISTING LAWFUL BUILDING

A significant material consideration is the lawful status of the building.

High Peak Borough Council granted a Certificate of Lawfulness of Existing Development under reference HPK/2026/0024 on 2 April 2026 relating to the rebuilding and renovation of the barn.

The Local Planning Authority concluded that the operational development had been substantially completed more than four years prior to the application and was therefore immune from enforcement action and lawful for planning purposes.

The proposal therefore relates to an existing lawful building which already forms part of the established built environment at Lydiate Farm.

The application should not be viewed as the introduction of a new building into the Green Belt.

7. FALLBACK POSITION

The building already exists and is already occupied as residential accommodation ancillary to the principal dwelling.

The proposal does not create additional built form or introduce new development into the countryside.

Instead, the application seeks permission for the occupation of an existing residential building as a separate planning unit.

The distinction between the existing and proposed situations is therefore largely one of planning status rather than physical form.

The practical impact upon the Green Belt is negligible.

8. SUSTAINABILITY BENEFITS

The proposal delivers a number of sustainability benefits.

These include:

- Re-use of an existing building.
- Retention of embodied carbon.
- Avoidance of new construction.
- Use of existing infrastructure and services.
- Efficient use of an existing residential asset.
- Support for sustainable family occupation.

The proposal therefore aligns with the objectives of sustainable development promoted by the National Planning Policy Framework.

9. SOCIAL AND ECONOMIC BENEFITS

The proposal would provide accommodation for the applicants' daughter and son-in-law who maintain strong connections to the local area.

The daughter is employed locally within the education sector and the son-in-law operates a local self-employed joinery business.

Both individuals contribute towards the management and maintenance of the wider holding.

The proposal would:

- Support local employment.
- Support local family housing needs.
- Enable continued management of approximately 7 acres of land.
- Support the upkeep of associated stables and equestrian facilities.
- Facilitate long-term family support and care arrangements.
- Assist the younger generation in remaining within the local community.

These benefits attract positive weight in the planning balance.

10. PLANNING BALANCE

Benefits

The proposal would deliver:

- Re-use of an existing lawful building.
- No additional built form.
- No loss of Green Belt openness.
- No visual harm.
- No encroachment into the countryside.
- High-quality family accommodation.
- Support for local employment.
- Continued management of the wider holding.
- Efficient use of existing residential accommodation.
- Social and economic benefits to the local community.

Potential Harm

The principal matter requiring consideration is the creation of a separate planning unit within an existing building.

However, this change does not result in any physical development and does not give rise to identifiable harm to:

- Green Belt openness.
- Landscape character.
- Residential amenity.
- Highway safety.
- Visual appearance.
- Environmental quality.

11. CONCLUSION

The proposal relates to the occupation of an existing lawful detached building as a separate dwellinghouse.

No external alterations are proposed and no increase in built form would occur.

The proposal preserves the openness and permanence of the Green Belt, causes no harm to any of the purposes of Green Belt designation and makes efficient use of an existing lawful building.

When assessed as a whole, the proposal delivers a range of social, economic and environmental benefits whilst giving rise to no identifiable physical harm.

The planning balance therefore falls clearly in favour of the development and planning permission is respectfully requested.