

Design and Access Statement

September 2026

***Retrospective Application for Barn Conversion at Highwood Barn,
Mellor Road, New Mills SK22 4QG***

- **Applicant**
Mr Chris Bush
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Retrospective Application for Barn Conversion
- **Location**
Highwood Barn, Mellor Road, New Mills SK22 4QG
- **Agent**
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The Old Co-Op Building
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1.00 The Site

The existing agricultural barn associated with Highwood Farm, Mellor Road, New Mills which is of a traditional character and appearance, constructed with natural Stone walls with a blue slated cat-slide roof.

The site access is off Mellor Road, which runs in a north/south direction immediately to the west of the site. To the south of the barn are open agricultural fields, to the north, beyond a belt of mature trees, stand a small number of buildings some of which are residential.

The the site lies outside of the built-up area boundary in open countryside and within the Green Belt.

The barn has a length of 28m, which is split into two distinct parts. The eastern part of the barn comprises the original barn whilst the western part was the subject of alterations following the granting of planning consent in 2003.

There is an existing hard standing area that will be used for parking.

The barn has a field to the South of the site.

The site area is 0.39ha (395m2)

2.00 Background

Approval was obtained for the conversion of the barn to a dwelling house under DET/2023/0002 on the 27th April 2023. One of the conditions of DET/2023/0002 was that work to the conversion *'must be completed with a period of 3 years from the date of decision'* (27th April 2026). The works for the conversion commenced on the 06th October 2025 but were not completed by 27th April 2026.

A further application was submitted under HPK/2026/0143 on the 07th April 2027 for *'Lawful Development Certificate for Proposed - conversion of the agricultural building to a dwelling approved by application DET/2023/0002. The development has been carried out in accordance with the approved details'*. This was subsequently withdrawn on the 02nd July 2026 on the advice of the case officer who offered the following advice to the applicant:

'On the basis that conditions have not been discharged, my advice would be to withdraw this application, and to submit a part retrospective full planning application that includes the details required by Conditions 7, 8 and 9 which, subject to those details being satisfactory, we can approve. You may want to include details relating to other conditions that need to be agreed prior to first occupation.'

This application is submitted following this advice.

The documents submitted with this application are as follows:

- MC.L. - Location Plan (submitted under DET/2023/0002)
- MC11AA - Block Plan (submitted under DET/2023/0002)
- MC12A - Sight Lines (submitted under DET/2023/0002)
- Structural Report Part 1 (submitted under DET/2023/0002)
- Structural Report Part 2 (submitted under DET/2023/0002)
- 101 - Existing Plans
- 200 - Proposed Plans
- 201 - Joinery Details
- R9 Window Sections and Elevation General_RC2000-008_B
- Silvered Oak Colour
- Centurion Windows R9 Grained White listed college 4 (window image)
- RES-LYMEPARK-08 (window image)
- RES-LYMEPARK-59 copy (window image)
- Single_GPL_3_SlatesE-L_LS_EN1 (roof light detail)
- Velux Size Chart
- Bat Friendly Wall Light
- CJ Bat Box
- RSPB SWIFT NEST BOX PDF
- Design and Access Statement
- Decision Notice DET/2023/0002

3.00 Proposal

This application is for the conversion of an agricultural barn to a dwelling house (details the same as those approved under DET/2023/0002).

Details relating to the conditions required to be discharged under DET/2023/0002 have been submitted with this application as follows:

Condition 7

'Prior to the installation of any external lighting fixtures a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall provide details of chosen luminaries, their locations and any mitigating features such as dimmers, PJR sensors and timers. The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.'

The applicant has provided the following details:

- Bat Friendly Wall Light
- 200 - Proposed Plans

The Coastal Small Wall Lanterns, in Matt Black, will be located as shown on drawing 200.

Condition 8

'Prior to any works to the exterior of the building taking place, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall make provision for a minimum of 1no. external Bird Box and 1no. external Bat Box. Photographs shall be provided of these boxes prior to the first occupation of the approved dwellinghouse and submitted to the Local Planning Authority. The development shall be carried out in accordance with the approved details which shall be retained for the lifetime of the development.'

The applicant has provided the following details:

- CJ Bat Box
- RSPB SWIFT NEST BOX PDF
- 200 - Proposed Plans

The bird and bat boxes will be located as shown on drawing 200.

Condition 9

'Prior to the installation of any windows, doors or roof lights, full details including materials, colour and position within the opening shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.'

The applicant has provided the following details:

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- 200 - Proposed Plans
- 201 - Joinery Details
- R9 Window Sections and Elevation General_RC2000-008_B
- Silvered Oak Colour
- Centurion Windows R9 Grained White listed college 4 (window image)
- RES-LYMEPARK-08 (window image)
- RES-LYMEPARK-59 copy (window image)

The joinery works will be carried out in accordance with the above details.

Condition 10

'Prior to the occupation of the development hereby approved details of the method of light serving bedroom 4 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.'

The applicant has provided the following details:

- Single_GPL_3_SlatesE-L_LS_EN1 (roof light detail)
- Velux Size Chart

2Nr Velux MK04 windows have been installed in bedroom 4 ensuring an adequate supply of natural light.

4.00 Design

The form and general agricultural origins of the existing building will be retained in the proposal. Elevations will remain largely as existing. The roof is blue slate and will remain as existing with a moderate number of roof lights.

Three small windows will be created in the South elevation and one on the North elevation.

A small domestic curtilage surrounding the building will be modestly landscaped so as not to be unduly prominent within the landscape.

As a result, the design will enhance the character and appearance of the surroundings.

5.00 Access

Access is from the existing access off Mellor Road. The access and parking arrangements will be in accordance with the drawings 'MC11AA - Block Plan' and 'MC12A - Sight Lines' as approved under DET/2023/0002.

6.00 Conclusions

In conclusion, and in light of the above it is respectfully requested that the Local Authority approves this application.