

Planning Committee 10th May 2022

APPLICATION NUMBER		21/01513/FUL	
SITE ADDRESS:		Haywood Cottage, Haywood Farm, Buxton Road, Sandybrook, Ashbourne, Derbyshire	
DESCRIPTION OF DEVELOPMENT		Two storey rear extension	
CASE OFFICER	Mr Joseph Baldwin	APPLICANT	Mr & Mrs Palmer
PARISH/TOWN	Mapleton	AGENT	Mrs Clare Lang
WARD MEMBER(S)	Cllr Richard Fitzherbert	DETERMINATION TARGET	11/05/2022
REASON FOR DETERMINATION BY COMMITTEE	Called to committee by Cllr Fitzherbert	REASON FOR SITE VISIT (IF APPLICABLE)	For Members to appreciate the site and context and the impacts to heritage assets arising from the proposal.

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> - Impact on amenity of neighbouring residents - Impact on character and appearance of the existing property and adjacent heritage asset - Impact on protected species

RECOMMENDATION
<ul style="list-style-type: none"> - Refusal

1.0 THE SITE AND SURROUNDINGS

1.1 The site is accessed off the western side of Buxton Road (A515) to the north of Ashbourne and immediately to the west of the Tissington Trail. The application property, Haywood Cottage is a curtilage-listed, former agricultural building associated with the adjacent grade II listed Haywood Farm Farmhouse. The building has been converted to a residential dwelling along with adjoining barns following planning permission being granted in 1998 under application ref code. 1197/0688. The property forms part of a wider 'U' shape range of former agricultural buildings which are all of red brick construction.



2.0 DETAILS OF THE APPLICATION

2.1 Planning permission is sought for the construction of a two storey rear extension to the property to accommodate an additional bedroom at first floor level and office below as shown on the submitted plans received by the Local Planning Authority on 17/12/2021. The proposed extension would be 5.4m (width) x 4.3m (depth) x 7m (height) and would be constructed using reclaimed brickwork to match the existing dwelling. It is proposed to install two roof lights, a single first floor window in the eastern elevation and patio doors to the northern elevation.

3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

1. Adopted Derbyshire Dales Local Plan (2017)
 - S4: Development in the Countryside
 - PD1: Design and Place Making
 - PD2: Protecting the Historic Environment
 - PD3: Biodiversity and the Natural Environment
 - HC10: Extensions to Dwellings

2. National Planning Policy Framework (2021)
National Planning Practice Guidance
The Conversion of Farm Buildings SPD (2019)

4.0 RELEVANT PLANNING HISTORY:

13/00656/FUL	Erection of garage extension	PERC 11.10.2013
1197/0688	Conversion of barns to two dwellings and erection of detached two storey garage building	PERC 16.01.1998

5.0 CONSULTATION RESPONSES

Parish / Town Council

5.1 No objections.

Cllr Richard Fitzherbert

5.2 Very sensible and good solution to create a further bedroom on this property. I trust this will be delegated for approval.

Derbyshire County Council (Development Control Archaeologist)

5.3 Having considered the available information I am satisfied the proposals do not impact upon the known or potential archaeological interest. On this basis I have no objection to the application and recommend that no archaeological requirement is placed upon the applicant.

Derbyshire Wildlife Trust

5.4 I have checked our records and we are not aware of any nature conservation interests directly associated with the development site or the buildings. I note that the barn has been converted into residential dwellings relatively recently (1998) and that opportunities for bats appear from the photographs provided to be limited. There are no obvious gaps in the brickwork or the roof tiles. The development itself relates to an extension to the rear of part of the building so does not include any demolition or substantial renovation of loft space as far as I can ascertain. However, if the extension requires any work that could disturb the existing loft space I would advise that a Preliminary Bat Roost Assessment is undertaken prior to the determination by a suitably qualified ecologist. This survey can be undertaken any time of the year and no works of any kind should be undertaken to the buildings until this assessment has been undertaken and a decision has been made by the LPA.

The results of the assessment should be presented in accordance with current guidelines, such as Ecological Report Writing (CIEEM, 2017), British Standard BS 42020: 2013 and Bat Conservation Guidelines (Collins, 2016). The report should make clear the requirement for any further survey work and it should be noted that if further survey is required, this should be undertaken prior to determination of the planning application. These surveys will need to be undertaken at the appropriate time of year, in line with the good practice guidelines (Collins, 2016). The report should include any requirement for licensing and details of mitigation and enhancement measures appropriate to the site.

Design and Conservation Officer (Derbyshire Dales)

5.5 The existing property, Haywood Cottage, is a curtilage-listed, former, historic, agricultural building associated with the adjacent grade II listed farmhouse (Haywood Farm). The barns were converted to residential dwellings following Planning Permission being granted in 1998.

Haywood Cottage forms one part of a larger, 'U' shaped former agricultural building group. This group of buildings date from the mid-19th century (converted in the late 20th century). The property in question is of two-storeys and linear in footprint (presenting a distinctive

characteristic of agricultural buildings) forming the eastern range of the former agricultural buildings to Haywood Farm. At its southern end is an original set of external stone steps. The majority of the openings, as would be expected, are on the inner (west) yard elevation and gable elevation, the eastern elevation being predominantly blank. These features/attributes individually & cumulatively contribute to the buildings significance. The eastern elevation of the building is visible from the adjacent Tissington Trail.

The proposal is to erect a two-storey brickwork extension, at a right angle, on part of the eastern elevation of the range. This is to be rectangular in footprint and have a dual pitched, tiled, roof interconnecting with the existing roof of the range (with a roof light to each roof slope). The south elevation of the extension is to be blank, the gable end is to contain a first floor window and the north elevation is to have a ground floor 'patio' door. The eaves of the proposed extension are set at the same as the host building and the ridge slightly lower.

The Council's adopted SPD (2019), in relation to extensions to (converted) farm buildings is clearly set out in the document. In 'pre-application' advice it was stated that "it is considered that any extension to the original farm building should be subservient in scale to respect the scale of the original building and create an architectural hierarchy between the buildings which form the former farm grouping". Whilst this statement is not an acceptance of the principle of an extension to Haywood Cottage it provides the basis (in conjunction with the guidance in the SPD) to explore ideas and concepts for a potential extension. Following the unsuitable proposals under the 'pre-app' no further advice or guidance was sought.

It is considered that the scale, form, type, design and location of the proposed extension is contrary to the advice given in the 'pre-app' response and contrary to the advice & guidance of the Council's adopted SPD. In this regard, the 1990 Act imposes a duty on a Local Planning Authority, in considering whether to grant planning permission, that they shall have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. It is considered that the proposals, as submitted, will not preserve the building, its setting, or its elements/features of significance.

6.0 REPRESENTATIONS RECEIVED

6.1 No representations have been received in relation to this application.

7.0 OFFICER APPRAISAL

The following material planning issues are relevant to this application:

- Impact on amenity of neighbouring residents
- Impact on character and appearance of the existing property and adjacent heritage asset
- Impact on protected species

Impact on amenity of neighbouring residents

7.1 Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017) states that the Local Planning Authority will require development proposals to achieve "a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity".

7.2 In this case, the proposed extension, whilst relatively significant in scale, due to its position on the building projecting off the eastern elevation is unlikely to result in any significant overshadowing or overbearing impact of any nearby or adjoining dwellings which are sited to the west. Similarly, the proposal only includes one additional first floor window to the eastern elevation. This would face toward the Tissington Trail and there is therefore not

considered to be any additional overlooking/loss of privacy as a result of the proposed development.

- 7.3 On the basis of the above, the proposed extension is considered to achieve a satisfactory relationship with surrounding properties and the development would accord with policy PD1 of the Adopted Derbyshire Dales Local Plan (2017) in so far as amenity impacts are concerned.

Impact on character and appearance of the existing property and adjacent heritage asset

- 7.4 The application property is a mid-19th century barn which is deemed curtilage listed to the original Haywood Farm Farmhouse which is sited in the south western corner of the grouping. The range of outbuildings have been converted to residential dwellings following permission being granted in 1998 under application ref. code 1197/0688, at the time of the conversion, the detached garage block to the south was also constructed and later extended.
- 7.5 Whilst a number of alterations to the range of barns have introduced some domestic features to the range including roof lights and dormer windows, the range has largely retained its simple form – a ‘U’ shaped range surrounding a yard area. Whilst there are limited views of the range from Buxton Road, there are some views of the application property to users of the Tissington Trail which runs alongside the eastern elevation of the property.
- 7.6 The District Council’s Adopted Conversion of Farm Buildings SPD (2019) includes guidance for both the conversion of farm buildings and extensions and alterations to buildings which have already been converted. With regard to extensions, the SPD states that “Farm buildings, by their nature, are simple, functional structures that were generally built for specific agricultural uses” and that where the principle of extending a former farm building may be acceptable “extensions or additions shall be designed to respect and harmonise with the existing building in terms of the extensions’ form, shape, character, size, scale, and massing”.
- 7.7 Significant concerns have been raised by the District Council’s Design and Conservation Officer that the scale, form, type, design and location of the proposed extension would be contrary to the SPD. The simple form and linearity of the application property and the adjoining converted barn around the traditional farm yard area is considered to be significant to the character of both this property and the setting of the adjacent grade II listed building. Whilst the proposed extension includes a modest reduction in ridge height from the existing dwelling, it remains a significant two storey addition. The introduction of this large addition, projecting off the traditional ‘U’ shape range would complicate the original simple form, character and functional appearance of the building. There would be no agricultural justification for an extension of such scale and in this location and there development and would therefore appear as an inherently domestic addition. This is considered to result in harm to the character and appearance of the existing buildings and the setting of the adjacent grade II listed farmhouse. The harm in this case is considered to amount to less than substantial harm.
- 7.8 Paragraph 202 of the National Planning Policy Framework states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.
- 7.9 Whilst the harm would be less than substantial, any benefits to be derived from the proposed extension are solely to the private occupier of the dwelling. With no wider public benefits to outweigh the less than substantial harm the development would be contrary to guidance contained within the National Planning Policy Framework (2021).

7.10 On the basis of the above, the development is also considered to be contrary to the aims of policy PD1 and HC10 of the Adopted Derbyshire Dales Local Plan (2017) and the Adopted Conversion of Farm Buildings SPD (2019) in terms of the impact of the extension on the character and appearance of the property and contrary to policy PD2 of the Local Plan in terms of its adverse impact on the significance of the heritage asset.

Impact on protected species

7.11 Comments have been received from Derbyshire Wildlife Trust which state that there are no obvious gaps in brickwork or roof tiles and that opportunities for bats appear to be limited. However it has been requested that a Preliminary Bat Roost Assessment be submitted if there are works which would disturb the existing loft space.

7.12 The submitted plans show that there is not proposed to be any link between the extension and existing dwelling at first floor level however the construction of the new roof to the extension and its abutment with the existing roof will include some disturbance to the existing roof structure and in this regard it is considered that a Bat Roost Assessment should be provided.

Conclusion

7.13 The proposed extension, due to its scale, form and location on the property is considered to appear overly domestic and have no affinity with this curtilage listed former agricultural range of buildings. This is considered to constitute harm to the character and appearance of the existing dwelling, the surrounding area and the setting of the adjacent grade II listed farmhouse, this harm would not be outweighed by any public benefits to be derived from a domestic extension. The application is therefore contrary to policy PD1, PD2 and HC10 of the Adopted Derbyshire Dales Local Plan (2017), the Adopted Conversion of Farm Buildings SPD (2019) and guidance contained within the National Planning Practice Framework (2021). A recommendation of refusal is made on this basis.

7.14 Whilst it is acknowledged that this issues raised above regarding the impact of the development on bats could be addressed by the applicants through the submission of a Preliminary Bat Roost Assessment, as submitted, there is insufficient evidence that the development would not have a detrimental impact on a protected species and this will therefore form a second reason for refusal of the application.

8.0 RECOMMENDATION

That planning permission be refused for the following reason(s).

1. The proposed extension, by reason of its location, form and scale, on the existing curtilage listed barn would appear as an incongruous addition to the form and existing historic layout of the barn and wider grouping and would be harmful to its significance, character, appearance and local sense of place contrary to the aims of policies PD1, PD2 and HC10 of the Adopted Derbyshire Dales Local Plan (2017), the District Council's Conversion of Farm Buildings Supplementary Planning Document (2019) and guidance contained within the National Planning Policy Framework (2021).
2. Insufficient information has been provided to allow for the assessment of the impacts of the development on protected species contrary to the aims of policy PD3 of the Adopted Derbyshire Dales Local Plan (2017) and guidance contained within the National Planning Policy Framework (2021).

9.0 NOTES TO APPLICANT:

The Local Planning Authority considered the merits of the submitted application and judged that there was no prospect of resolving the fundamental planning problems with it through negotiation. On this basis the requirement to engage in a positive and proactive manner was considered to be best served by the Local Planning Authority issuing a decision on the application at the earliest opportunity and thereby allowing the applicant to exercise their right to appeal.

The Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (SI 2012/2920) stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 30 of the Town and Country Planning (Development Management Procedure) Order 2010. Where written confirmation is required that one or more Conditions imposed on the same permission have been complied with, the fee chargeable by the Authority is £97 per request. The fee must be paid when the request is made and cannot be required retrospectively. Further advice in regard to these provisions is contained in DCLG Circular 04/2008.

This decision notice relates to the following documents:

Design and Access Statement

Heritage Statement

Site Location Plan

Block Plan

Elevations as Existing

Elevations as Proposed

Existing Floor Plans

Proposed Floor Plans