

12. Full Application – Proposed Change of Use of Small Area of Agricultural Land to be Incorporated into The Garden at Dale Head Farm, Ashford Road, Bakewell (NP/DDD/0814/0814, P11903, 31/10/2014, 420848/369049/CF/ALN)

APPLICANT: MR P HUNT

Site and Surroundings

The application site is located on land above the entrance to Deepdale Business Park off the A6 (Ashford Road). The application site comprises a bungalow and associated curtilage. The bungalow is currently unoccupied. The walls are constructed in a mixture of reconstituted 'Davie blocks' and render and the roof is clad with natural blue slates.

Access to the property is from the A6 by way of a narrow access track which has been referred to as David Lane in representations made to the Authority on previous applications at this site. The nearest neighbouring properties in this case are two dwelling houses located to the south west and north west of the site. There is an open paddock to the east of the site. The property otherwise lies within Bakewell's Development Boundary (Local Plan policy LB1) but outside of the designated Conservation Area.

Proposals

The current application proposes the change of use of small area of the agricultural paddock to the south of the dwelling house to residential curtilage in association with construction of the double garage proposed under the previous committee item NP/DDD/0814/0808. The area of the piece of land in question measures 8 m by 5m.

RECOMMENDATION

That the application be APPROVED subject to the following conditions:

- 1. Standard 3 year time limit to commence development.**
- 2. Adopt submitted plans.**

Key Issues

- whether the change of use of the land would be harmful to the landscape character of the area.

History

March 2011 – NP/DDD/0111/0046: Application for demolition of bungalow and erection of replacement dwelling withdrawn prior to determination.

October 2011- NP/DDD/0911/0985: Planning permission granted for replacement dwelling (this planning permission has not been implemented to date).

January 2013 – NP/DDD/1212/1275: Planning permission granted for extensions and alterations to existing dwelling

January 2013 – NP/DDD/1212/1272: Planning permission granted for incorporation of adjacent agricultural field into garden of dwelling

January 2014 – NP/DDD/1213/1157: Application for the proposed demolition and replacement of the existing dwelling with a new larger family dwelling with detached double garage; withdrawn prior to determination.

Consultations

Highway Authority - no response

District Council – no response

Town Council – express concern that a change of use potentially creates a precedent which could have unfortunate consequences in the future.

Representations

One letter of representation has been received from the owner of the property immediately to the north west of the application site ('Holmedene'). The letter states that it is for the National Park Authority to decide whether or not to allow part of this land to be used to increase the footprint of the existing house and garden perimeter. Their main concern would be that if granted, in time this could open the door for further applications for more development of the site.

Main Policies

Policy GSP1 states that all development in the National Park must be consistent with the conservation purpose of the National Park's statutory designation and where national park purposes can be secured, opportunities must be taken to contribute to the sustainable development of the area.

Policy GSP2 states that, when development is permitted, a design will be sought that respects the character of the area, and where appropriate, landscaping and planting schemes will be sought that are consistent with local landscape characteristics and their setting, complementing the locality and helping to achieve biodiversity objectives.

Core Strategy policy GSP3 states that development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposals. Policy L1 states that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan and other valued characteristics.

Policy LC4 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible it enhances the landscape, built environment and other valued characteristics of the area. Particular attention will be paid to, amongst other things, the amenity, privacy and security of the development and of nearby properties.

National Planning Policy Framework ('The Framework')

It is considered that the relevant policies in the Development Plan, noted above, are consistent with national policies in the Framework in this case because both local and national planning policies promote sustainable development that would be of a high standard of design and sensitive to the valued characteristics of the National Park.

Assessment

The piece of land in question currently forms part of an agricultural paddock to the south of the house. In February 2013 permission was granted to incorporate part of the paddock to the east

of the house into the residential curtilage of the property. Although this has not been implemented, the current application for a replacement dwelling also proposes to take that part of the field into the curtilage of the new dwelling.

The current proposals seek consent for the change of use to allow the double garage proposed under application no. NP/DDD/0814/0808) to be constructed. The piece of land in question is modest in size and well related to the existing dwelling. Its incorporation into the curtilage would not compromise the open character of the rest of the paddock or generally detract from the landscape quality of the area. The existing drystone wall that forms the southern boundary of the garden of the dwelling would be extended around the area, so even if the garage were not constructed, the area would be enclosed visually.

The Town Council has not raised objections to the construction of the replacement dwelling and double garage under application ref NP/DDD/0814/0808), but it has raised concerns about the change of use of the land on which the garage would sit. The Town Council and the neighbour are concerned that approval could set a precedent for future developments. However, if the applicant wished to change the use of more of the paddock to domestic curtilage, then planning permission would be required and the Authority could exercise necessary control.

Conclusion

It is therefore concluded that the current application must be determined on the individual planning merits of the current proposals, and it is considered the modest change of use of land proposed in this application would not detract from the character of the site or its surroundings. As such, the current application meets the requirements of Core Strategy policies GSP1, GSP2, GSP3, and policy LC4 of Local Plan, and is in conformity with national planning policies in the Framework. Accordingly, the current application is recommended for approval.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil