

**13. FULL APPLICATION – DEMOLITION OF FARMHOUSE AND ERECTION OF REPLACEMENT DWELLING; CONVERSION OF FARM BUILDING TO DWELLING AND ERECTION OF SEPARATE DOUBLE GARAGE, PINEAPPLE HOUSE FARM, BASLOW ROAD, BAKEWELL (NP/DDD/1114/1205, P.4827, 422017 369876, 24/11/2014/KW)**

**APPLICANT: MR MARK HOLMES**

**Site and Surroundings**

Pineapple House Farm is a traditional farmhouse with a complex of traditional and modern farm buildings situated in a prominent roadside position on the south-eastern side of the A619 Bakewell-Baslow road, on the northern edge of Bakewell and about 50m north-east of the bridge over the former railway, which is now the Monsal Trail.

This is now a redundant farmstead and comprises a traditional farmhouse with nearby detached traditional outbuildings to the north. There are further detached modern farm buildings further to the north of the traditional outbuildings, which are constructed mainly of corrugated sheeting painted black. The property has a fairly extensive garden area to the south-west of the farmhouse.

Vehicular access is via an existing access at the northern end of the farm complex immediately to the north of the traditional detached outbuilding. In addition to the footpath which passes alongside the roadside frontage of the farm complex, there is a further public footpath, which passes through the nearby fields on the higher ground 185m to the east.

The existing farmhouse is currently vacant, is in a poor structural condition, and has a neglected appearance. It has been the subject of inappropriate additions and alterations in the past. The farmhouse is set back 13m from the roadside boundary and its main south-west facing elevation is situated at right-angles to the road. It is constructed of natural random-coursed limestone with smooth-rendered walls on the prominent roadside elevations under a modern concrete tile roof. There is an untraditional two-storey flat-roofed, rendered extension attached to the rear and the original window frames and doors have been replaced with inappropriate uPVC window frames.

There is a detached traditional single-storey farm outbuilding situated 4.5m to the north of the farmhouse, which is constructed of natural random-coursed limestone under a natural blue slate roof. The north-west facing gable of this outbuilding abuts the roadside boundary and its main frontage is situated at right-angles to the road. Attached to the external corner of the outbuilding is a smaller stone outbuilding. There are also some small corrugated/brick structures situated within the external corner between the two traditional outbuildings and also a modern concrete structure situated within the internal corner between the two buildings. These traditional outbuildings are in a reasonable structural condition, but demolition and rebuilding works of the south-west and south-east walls are required. The traditional outbuildings are considered to be 'valued vernacular' in terms of the Authority's Core Strategy policy HC1 C I, but their appearance is currently marred by the unsympathetic alterations and additions.

About 15m north of the traditional outbuildings is an untraditional two-storey farm building constructed of black-painted corrugated sheeting. There is another smaller single-storey corrugated sheet building attached to its north-west, roadside-facing gable.

## **Proposals**

The submitted scheme proposes a package of proposals which comprise three elements:

### **1. Demolition of the existing farmhouse and erection of a replacement dwelling.**

The replacement dwelling would be repositioned towards the centre of the site curtilage, 11.5m to the south of the traditional outbuilding and re-orientated at right-angles to the original dwelling position so that its main frontage faces the main road. The dwelling would be linked to the corner of the outbuilding with a 1.8m high limestone boundary wall to visually reinforce and maintain the relationship between the two buildings.

The scheme proposes a traditional double-fronted dwelling design flanked by a 1½-storey side extension on its southern side and a single-storey double garage on its northern side. A lean-to conservatory is proposed on the screened rear elevation. The dwelling is to be clad with natural random-coursed limestone with natural gritstone quoinwork and window door surrounds. The roof is to be clad with natural gritstone slates.

The gable width of the new dwelling is 6.65m and the ridge height is 7.4m. This is slightly larger than the existing dwelling, which has a gable width of 6.65m and a ridge height of 7.05m. The frontage length of the main central dwelling (10.1m) is also slightly larger than that of the original dwelling (9.6m). The footprint of the main two-storey element of the proposed dwelling (excluding the double garage), is 14.0m x 6.1m, which is only marginally bigger than the original farmhouse (14.0m x 5.7m) if the south-eastern single-storey addition, which appears on earlier maps is included, but has since been demolished.

In terms of volume, the replacement dwelling is 44% bigger than the original dwelling (excluding the double garage).

Vehicular parking/manoeuvring for the proposed replacement dwelling is proposed in a screened courtyard area behind the 1.8m high link wall proposed between the house and the converted barn.

### **2. Conversion of the detached traditional outbuilding to a separate open-market dwelling**

This element of the application relates to the existing detached traditional single-storey farm outbuilding and the smaller outbuilding attached to its external corner. Proposed are the removal of all the later inappropriate structures and the erection of a contemporary extension linking the main building to the smaller outbuilding. A contemporary linking extension is designed to retain the separate roof forms of the two buildings, thus maintaining their individual character and architectural integrity. The link extension has a relatively small footprint (4.5m x 4.3m) and in order to emphasise that this is a later addition, it has a contemporary flat-roofed form clad in lead, with the walls clad with a combination of full-length glazing and ashlar limestone.

The scheme requires only one new opening in the main barn; however, some door openings are to be restored, back to their original form and appearance. Two conservation rooflights are proposed in the south-west facing roofslope of the main barn. The accompanying structural report has concluded that the south elevation of the main barn and the eastern elevation of the smaller outbuilding need to be demolished and re-built. A small extension is proposed to the northern end of the smaller outbuilding on the footprint of a walled enclosure.

### **3. Demolition of the two modern farm buildings at the north-eastern end of the farm complex and replacement with a 1½-storey double garage building.**

The existing modern barns are constructed of black-painted corrugated sheeting and the two buildings have an overall building footprint of 15.0m x 4.9m. The replacement garage building

has a footprint of 11.35m x 6.65m. The overall eaves/ridge heights of the proposed garage building are slightly lower than the existing larger modern farm building. The garage building and first floor ancillary accommodation proposed within the roofspace are to be used in connection with the converted farm outbuilding.

This building would be constructed of natural limestone walling under a natural blue slate roof. The garage door openings are to be provided with natural gritstone segmented arches and the external corners and the first floor door opening proposed in the west (roadside-facing) elevation are to be provided with natural gritstone quoinwork.

**RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions:**

- 1. 3 year implementation time limit**
- 2. Remove permitted development rights for extensions, alterations and outbuildings, porches, walls, fences, satellite dishes and solar panels.**
- 3. Submit and agree hard and soft landscaping scheme.**
- 4. Restrict domestic curtilage to be limited to area edged red on original submitted 1:500 scale block plan.**
- 5. Submit and agree any details of spoil removal arising from the demolition works.**
- 6. Replacement dwelling to be set into the sloping ground levels. Submit and agree plans showing the proposed ground levels.**
- 7. Development to be built to a minimum of Code Level for Sustainable Homes required of RSLs.**
- 8. Design Stage Assessment and Interim Code certificate to be submitted and agreed before work commences**
- 9. Prior to first occupation, copy of summary score sheet and Post Construction Review Certificate to be submitted.**
- 10. All stonework to be in random-coursed natural limestone. Sample panel to be agreed.**
- 11. Roofs to replacement dwelling to be clad in natural local gritstone laid in diminishing courses towards the ridge. Sample to be submitted and agreed.**
- 12. Roofs to the converted barn (except for the contemporary flat-roofed extension) and the new garage building to be clad in natural blue slate.**
- 13. Submit and agree sample of roof cladding and fascia for the contemporary extension to the converted barn.**
- 14. Dressed natural gritstone quoinwork, voussoirs, lintels, sill and surrounds to window and door openings where shown on the approved plans.**
- 15. Timber vertical sliding sash window frames to all window openings in the rebuilt dwelling.**

16. **Timber doors and timber window and door frames (including conservatory).**
17. **Prior the occupation of either of the two dwellings, the existing access to be modified in accordance with the submitted plan and provided with a 2.4m x 63m visibility splay in the north-eastern direction and a 2.4m x 61m visibility splay in the south-western direction with these splays maintained in perpetuity.**
18. **Parking and manoeuvring spaces (including garaging) to be provided and maintained.**
19. **Any new service lines to the property to be underground.**
20. **Foul water to be dealt with by a package treatment plant in the location shown on approved plans. Submit and agree details of disposal of foul and surface waters.**
21. **Minor design details.**
22. **Retain existing trees.**
23. **Submit and agree details of appropriate Environment Management measures**
24. **Submit and agree details of external lighting.**
25. **Ecological mitigation and enhancement conditions.**

#### **Key Issues**

1. Whether the principle, physical design aspects and landscape impacts of the proposed replacement dwelling comply with Local Plan policy LH5.
2. Whether the principle of the open-market barn conversion complies with Core strategy policy HC1 C I.
3. Landscape and visual impact and design issues.
4. Environmental Management.
5. Ecological Issues.
6. Access and Parking.

#### **History**

July 1949 – Detailed consent granted for the erection of a two-storey rear flat-roofed extension.

October 1953 – Detailed consent granted for a concrete extension within the internal corner of the two traditional farm outbuildings.

October 2014 – Pre-application discussions with the applicant who was advised by officers that the principle of the replacement of the existing dwelling was acceptable, given its poor structural condition and the unfortunate alterations and additions that had compromised its character and integrity. The applicant was also advised that the re-orientation and repositioning of the dwelling was also considered to be acceptable.

The applicant was also advised that the existing traditional farm outbuildings were of vernacular merit and their setting and appearance were currently marred by later additions and the adjacent

black tin hay barn. Consequently, the applicant was advised that the principle of the conversion of the traditional outbuildings to an open-market dwelling met the terms of Core Strategy policy HC1 C I as it comprised the conservation and enhancement of a valued vernacular building. The removal of the inappropriate modern black tin buildings and replacement with the proposed stone garage building was also considered to represent a significant enhancement of the existing traditional building complex and site.

### **Consultations:**

Highway Authority – no highway objections, subject to conditions requiring modification of the existing access; provision and maintenance of visibility splays and provision and maintenance vehicle parking and manoeuvring facilities prior to the occupation of the dwellings.

District Council – No reply to date.

Town Council – recommend acceptance of the proposal on grounds that the design and appearance along with the layout and density of the buildings appears appropriate.

Natural England – No objections in respect of any impacts upon statutory nature conservation sites within the vicinity of the application site. In respect of protected species the proposal should be determined in accordance with Natural England's Standing Advice. The application may also provide opportunities to incorporate features into the design which are beneficial to wildlife. The application may also provide opportunities to enhance the character and local distinctiveness of the surrounding and natural and built environment and use natural resources more sustainably.

Authority's Ecologist – Initially raised concerns that the further emergency/re-entry surveys for bats recommended in the accompanying bat survey report had not been carried out. The application should not, therefore be determined until these surveys have been carried out and suitable mitigation/compensation measures have been submitted and agreed. These emergency/re-entry surveys have to be carried out during the active breeding season i.e. between May – September.

It is expected that the further surveys will be carried out in early May, but will not be submitted in time for the preparation of this report. Consequently, the findings of the further surveys and any proposed bat mitigation measures and conditions will be reported at the Committee.

### **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date.

In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies GSP1, GSP2, GSP3 and HC1 in the Authority's Core Strategy provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is also considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.

Of particular note is the fact that the NPPF says local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as where such development would represent the optimal viable use of a heritage asset or where the development would re-use redundant or disused buildings and lead to an enhancement to the

immediate setting, for example, which are essentially the same criteria that are set out in CS Policy HC1.

Along with the need to give great weight to considerations for the conservation of wildlife and cultural heritage, paragraph 115 of the NPPF confirms the highest status of protection in relation to landscape and scenic beauty, reflecting primary legislation. It points out (footnote 25) that further guidance and information, including explanation of statutory purposes, is provided in the English National Parks and the Broads Vision and Circular 2010.

### **Main Policies**

Relevant Core Strategy policies: DS1, HC1, GSP1, GSP2, GSP3, GSP4, L1, L2, L3, CC1 and T7

Relevant Local Plan policies: LC4, LC8, LC17, LH5, LT11 and LT18

### **Assessment**

#### Introduction

This submitted scheme comprises a package of proposals designed to conserve and enhance the Pineapple House Farm complex. The traditional buildings within the complex, including the farmhouse, are in a neglected state and in a poor structural condition and have been subjected to a series of unfortunate alterations and additions that have severely compromised the character, setting and architectural integrity of the original traditional building group.

The submitted scheme comprise three elements, namely:

- Demolition of the traditional farmhouse and erection of a replacement dwelling;
- Conversion and extension of the adjacent detached traditional outbuildings to an open-market dwelling and;
- Demolition of the modern black tin farm buildings and replacement with a 1½ storey garage building with ancillary residential accommodation on the first floor.

Whilst some of the Core Strategy and Local Plan policies are applicable to the principle of all the elements of the proposed scheme, some aspects of the proposals involve the application of specific Core Strategy and Local Plan policies. The three elements of the scheme are therefore assessed separately in the following paragraphs of this report.

#### Issue 1 - Whether the principle, physical design aspects and landscape impacts of the proposed replacement dwelling comply with Local Plan policy LH5.

Policy GSP1 states that development will be permitted in the National Park where it reflects and reflects the statutory purposes of its designation. GSP1 also promotes sustainable development.

Policy GSP2 states amongst other things that, opportunities for enhancing the valued characteristics of the National park will be identified and acted upon. 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, complimenting the locality and helping to achieve biodiversity objectives.

Policy GSP3 states amongst other things that development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. Particular attention will be paid to, amongst other things, impact on the character and setting of buildings; scale of development appropriate to the character and appearance of the National Park; design in accordance with the National park authority design guide; form and intensity of

proposed use or activity; impact on living conditions of communities; impact on access and traffic levels, use of sustainable modes of transport.

Core Strategy 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.

Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or other historic assets and their settings.

Local Plan 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.

More specifically, Local Plan policy LH5 permits the replacement of unlisted dwellings, provided that the proposals meet all the policy's five criteria, which are as follows:

- (i) the replacement contributes to the character or appearance of the area.
- (ii) it is not preferable to repair the existing dwelling.
- (iii) the proposed dwelling will be a similar size to the dwelling it will replace.
- (iv) it will not have an adverse effect on neighbouring properties.
- (v) it will not be more intrusive in the landscape, either through increased building mass or the greater activity created.

Policy LH5 (ii) specifies that a replacement dwelling will only be permitted where it is not preferable to repair the existing dwelling. In this case, the property has been the subject of an inappropriate rear extensions and unfortunate alterations, which detract from the character of the original farmhouse. The original farmhouse now has an unkempt appearance and, together with the attached extension, is in need of significant repair and refurbishment. An accompanying structural report has concluded that substantial repairs will be required to the dwelling structure, including significant underpinning works to the foundations and strengthening works to the floors and roof. The existing porch requires complete demolition and several of the stone lintels are in need of replacement.

The overall effect is of a farmhouse which has a 'tired' and neglected appearance that would require significant repair and refurbishment. The attached extension to the rear of the farmhouse is of an inappropriate design, form and materials that detract from the original character of the farm group. Officers consider that it would not be preferable to repair and retain the existing dwelling due to its present appearance, its poor structural condition and the unsympathetic additions. It is therefore considered that the site represents an opportunity for enhancement both in building and landscape terms, by an appropriate redevelopment of the site. The principle of a replacement dwelling is, therefore considered to meet criterion (ii) of Local Plan policy LH5.

Criterion (iii) of policy LH5 requires that the replacement dwelling is of a similar size to the dwelling it will replace. This aspect of the policy uses the phrase 'similar size' as a parameter to control the size of replacement dwellings to protect the landscape, instead of a simple like for like floor space or volume calculation. This enables a degree of flexibility necessary to both achieve enhancement of the National Park and to allow the scale of a replacement dwelling to respond to what is appropriate for any particular site and its setting.

Whilst this consideration cannot be divorced from landscape impact, it does need to be satisfied if the scheme is to be judged as policy compliant. The existing dwelling (as extended) has a footprint of 95.5sqm, if a south-eastern building addition, now demolished, is included. The main

two-storey element of the replacement dwelling (excluding the proposed garage) has a footprint area of 118.7sqm. In footprint terms, therefore, the replacement dwelling only slightly exceeds the original dwelling footprint (as extended) by 23.2sqm, which is a 24% increase. There is also a small amount of additional floorspace proposed within the first floor of the attached double garage building; however, as the garage itself does not count as habitable floorspace it has been excluded from the dwelling footprint floorspace comparisons.

Footprint must also be considered alongside other measures of size, and volume is a useful measure as this more closely represents the scale and massing of a proposal and is therefore more indicative of how these relate to the local building traditional and potential impact on the surroundings.

In this case the original dwelling, including the now demolished lean-to addition and the later flat-roofed addition, has a volume of around 462 cubic metres. The replacement house (excluding double garage) has an above ground volume of 630 cubic metres, which equates to a 36% increase in the size of the existing dwelling accommodation. This would therefore exceed the normally accepted allowance of 25% on top of the original dwelling, which is the guideline volume given in the Local Plan for domestic extensions.

However, some of this volume increase is taken up by the increase in gable widths from 5.6m to 6.5m and the resultant increases in the volume of the roofs. Notwithstanding these footprint and volume increases, it is considered that the overall massing and form of the rebuilt dwelling follows closely enough the character and form of the original dwelling as extended. Moreover, it is considered that the form, proportions and appearance of the main two-storey dwelling has been improved and enhanced by the use of natural limestone walling throughout and the use of natural gritstone roofing slates. The side extension is set 2.25m back from the main house frontage and has a significantly lower eaves height such that, together with the proposed double garage attached to the other gable, they read as subsidiary buildings to the main farmhouse, when viewed from the main roadside viewpoint. It is therefore considered that the replacement dwelling size is within acceptable parameters.

Moreover, it is considered, that the phrase 'similar size' in this part of policy LH5 enables a degree of flexibility necessary to both achieve enhancement of the Park and to allow the scale of a replacement dwelling to respond to what is appropriate for any particular site and its setting. So in this case, whilst the replacement dwelling would be larger than the existing, it is considered that its acceptability depends upon whether the proposals would contribute to the character of the area or offer up other planning gain that would outweigh any concerns about the increase in size.

Clause (i) in policy LH5 requires that the replacement dwelling must contribute to the character and appearance of the area and clause (v) states that it should not be more intrusive in the landscape either through increased building mass or the greater activity created. In this case, given the flexibility in clause (iii), officers consider that a slightly larger dwelling could be accommodated on this site without causing harm to the landscape.

The main change in respect of the replacement dwelling is its repositioning further southwards along the site than the present dwelling and also its reorientation through 90°, so that its main frontage elevation faces towards the road, rather than facing southwards down the site. Officers were initially concerned about the degree of separation of the house from the adjacent traditional farm outbuildings. Following pre-application discussions, the proposed replacement dwelling has been re-sited closer to the traditional outbuildings and the nearest double garage element is now 11m away from the outbuildings. The relationship between the buildings is to be further strengthened through the erection of a 1.8m high link wall. The reorientation of the dwelling through 90° will make the main dwelling frontage and footprint more visible from the adjacent road; however, the dwelling is set within a fairly extensive residential curtilage and will be of a much improved design and appearance. Consequently it is considered that the repositioning and



reorientation of the dwelling are acceptable and the proposed dwelling is sufficiently close to the adjacent traditional outbuildings for them to read as a coherent building complex.

Overall, therefore, it is considered that the form, character and integrity of the original courtyard complex will be retained and enhanced through the use of traditional materials and improvements to the proportions and detailing, particularly in respect of the original farmhouse and its inappropriate additions.

In respect of the design concept of the dwelling, this is based on the double-fronted form of the existing, but with a subsidiary side extension attached to its south gable. A double garage building is to be attached to the northern gable and there is also a lean-to conservatory situated in a fairly screened position to the rear of the main dwelling. The erection of the replacement dwelling enables an improved design and detailing and the use of natural roofing/walling material throughout, together with the introduction of full natural gritstone surrounds to the majority of the door and window openings and natural gritstone quoinwork to all external corners. A further significant enhancement is the use of natural gritstone roofing slates on all roofs of the proposed replacement dwelling, including the double garage building.

Overall, it is considered that the replacement dwelling scheme is appropriate in terms of its repositioning and reorientation within the site. The proposed design, massing and detailing and also represents a significant enhancement of the site and the landscape. It should also be noted that the scheme has evolved through pre-application discussions with the Authority's officers.

If planning permission is granted, conditions securing the amended plans and minor design details would be recommended to ensure that the proposal robustly complies with the requirements of policy LC4. A condition removing permitted development rights for extensions, alterations, extensions, porches, walls, fences, satellite dishes and solar panels would also be recommended to allow the Authority to retain control to protect the visual amenities of the site and its setting.

It is therefore considered that the proposed replacement dwelling would contribute positively to the character and appearance of the area and would not be more intrusive in the landscape and therefore the proposals, as amended comply with criteria (i) and (v) of LH5.

It is considered that the proposal meets criteria (iv) of policy LH5 (and policy LC4) as, due to the isolated position of the property, there will be no impact on the residential amenities of neighbouring properties.

#### Issue 2 - Whether the principle of the open-market barn conversion complies with Core Strategy policy HC1 C I.

For the purposes of the Development Plan, the Pineapple House Farm complex is situated just outside the physical confines of Bakewell, but immediately on the northern edge of the town, which is clearly defined at this point by the former railway line (Monsal Trail), which passes underneath the Bakewell – Baslow road. The farm complex, including the traditional barns, occupies a prominent roadside position. Although the complex is situated on the edge of the town, it is classed as being within open countryside in policy terms.

In this case, the proposed dwelling house conversion is intended to meet general demand rather than any functional need or local need. Therefore, the special circumstances in which permission could be granted for the current application are set out in CS Policy HC1 which says that in accordance with core policies GSP1 and GSP2 of the Core Strategy, exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings.

The existing traditional barns comprise the main barn, which is situated at right-angles to the main road and a smaller outbuilding at the eastern end attached to its external corner, forming an 'L' plan layout. These buildings are constructed of natural random-coursed limestone under a natural blue slate roof. The north-west facing gable of the main barn abuts the roadside boundary. There are also some small corrugated/brick structures situated within the external corner between the two traditional outbuildings and also a modern concrete structure situated within the internal corner between the two buildings. These traditional outbuildings are in a reasonable structural condition, however demolition and rebuilding works of the south-west and south-east walls are required. The traditional outbuildings are considered to be 'valued vernacular' in terms of the Authority's Core Strategy policy HC1 C I, but their appearance is currently marred by the unsympathetic alterations and additions. Given their prominent position adjacent to one of the main road entrances into the town, it is considered that they require an appropriate use that will ensure their retention and future upkeep.

The submitted scheme relates to the existing detached traditional single-storey farm outbuilding and the smaller outbuilding attached to its external corner. Proposed are the removal of all the later inappropriate structures and the erection of a contemporary extension linking the main building to the smaller outbuilding. The contemporary linking extension is designed to retain the separate roof forms of the two buildings thus maintaining their individual character and architectural integrity. The link extension has a relatively small footprint (4.5m x 4.3m) and in order to emphasise that this is a later addition, it has a contemporary flat-roofed form clad in lead, with the walls clad with a combination of full-length glazing and ashlar limestone.

The scheme requires only one new opening in the main barn; however, some door openings in the demolished and rebuilt south-west wall are to be restored, back to their original form and appearance. Two conservation rooflights are proposed in the south-west facing roofslope of the main barn. A small extension is proposed to the northern end of the smaller outbuilding on the footprint of a walled enclosure. The accompanying structural report has concluded that the south-western elevation of the main barn and the south-eastern elevation of the smaller outbuilding need to be demolished and re-built.

Whilst the rebuilding of two of the walls of the traditional barns is unfortunate, it is considered that this amount of rebuilding is acceptable and provided that they are faithfully restored back to their original appearance, this will incorporate some enhancements to these elevations which have been the subject of later alterations.

The barn conversion scheme also includes the demolition of the two modern farm buildings at the north-eastern end of the farm complex and replacement with a 1½-storey double garage building. The existing buildings are visible from the road and are constructed of corrugated tin sheeting painted black. Due to their proximity to the traditional barns these buildings detract from the character and setting of the traditional buildings.

The submitted scheme proposes the demolition of these building and their replacement on a similar footprint with a stone-built, 1½-storey double garage building. The overall eaves/ridge heights of the proposed garage building are slightly lower than the existing larger modern farm building. First floor ancillary accommodation is proposed within the roofspace, which is to be used in connection with the converted barn.

The proposed garage building is to be constructed of natural limestone walling under a natural blue slate roof. The garage door openings are to be provided with natural gritstone segmented arches and the external corners and the first floor door opening proposed in the west (roadside-facing) elevation are to be provided with natural gritstone quoinwork. It is considered that the proposed replacement garage building will enhance and compliment the setting of the adjacent traditional barns.

Overall, therefore, it is considered that the submitted scheme serves to conserve and enhance the original traditional buildings and their setting. The conversion of the traditional barns to a single open-market dwelling is, therefore, considered to be compliant with Core Strategy policy HC1 C I as it is a sympathetic scheme which facilitates the conservation and enhancement of a 'valued vernacular' building and its setting.

#### Issue 3 - Landscape and visual impact and design issues.

As stated in issue 1 above, Policies GSP2, GSP3, L3 and LC4 state amongst other things 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, complimenting the locality and helping to achieve biodiversity objectives.

Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or other historic assets and their settings.

Policy LC8 states that the conversion of a building of historic or vernacular merit to a use other than for which it was designed will be permitted provided that it can accommodate the new use without changes that would adversely affect its character. Such changes include significant enlargement or other alteration to form and mass, inappropriate new window spacings or doorways, and major rebuilding.

Policy LC8 also requires that such traditional building conversion schemes should not lead to changes to the building's curtilage or require new access or services that would adversely affect its character or have an adverse impact on its surroundings.

The Pineapple House farm complex occupies a prominent roadside position adjacent to one of the main approach roads into Bakewell. The whole complex is presently in a neglected state and the character appearance and settings all the traditional buildings have been marred by later alterations, unfortunate additions and new detached modern farm buildings. Notwithstanding that the existing farmhouse is in a poor structural condition, which justifies its demolition and replacement, it is considered that the erection of the replacement dwelling in its revised position, together with the retention and sympathetic conversion of the existing traditional barns and the replacement garage building will enable the comprehensive enhancement of the site and the locality in compliance with the above-stated Core Strategy and Local Plan policies.

#### Issue 4 - Environmental Management.

Core Strategy policy CC1 states that all development must make the most efficient and sustainable use of land, buildings and natural resources, must take account of the energy hierarchy and must achieve the highest possible standards of carbon reductions and water efficiency. A minimum sustainability standard equivalent to that required by the government of affordable housing shall be achieved unless it can be demonstrated that this is not viable.

As required by the SPD a condition requiring the development to be built to a minimum of Code Level 3 (the current level required of Registered Social Landlords) is considered to be necessary and reasonable.

The current submission proposes a range of environmental management measures in order to reduce carbon emissions, where these can be accommodated without compromising the architectural integrity of the scheme. These measures include the following:

- South-facing roofslope of the proposed garage building to be clad with 'built-in' solar slate/panels for the generation of 'green' electricity.

- Sustainable surface water drainage systems.
- The use of materials sourced locally.

These measures are all considered to be acceptable in principle, but the cladding of the proposed garage building with solar slates or panels needs to be handled with care as officers do not consider that the standard solar panel would be appropriate for this building, given that this roof slope will be visible from the main road. For this reason, it is considered that a higher specification solar slate or panel needs to be used and accommodated within the lower part of the roof slope, with margins of natural blue slate retained at the outer ends of the roof. It is considered that this detail can be controlled through a planning condition.

Subject to the attaching of appropriate planning conditions, therefore, it is considered that the proposed scheme complies fully with the requirements of SPD and Core Strategy policy CC1.

#### Issue 5 – Ecological Issues

Core Strategy policy L2 and Local Plan policy LC17 require that development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate to their setting.

The Authority's Ecologist initially raised concerns that the further emergence/re-entry surveys for bats recommended in the accompanying bat survey report had not been carried out. Consequently, the Authority's Ecologist advised that the application should be determined until these surveys have been carried out and suitable mitigation/compensation measures have been submitted and agreed. These emergence/re-entry surveys have to be carried out during the active breeding season i.e. between May – September.

It is expected that the further surveys will be carried out in early May, but will not be submitted in time for the preparation of this report. Consequently, the findings of the further surveys and any proposed bat mitigation measures and conditions will be reported at the committee.

Unless these further surveys reveal significant ecological constraints or concerns it is envisaged that the impact on protected species can be adequately mitigated for and further ecological enhancement can be achieved, subject to the attaching of appropriate ecological conditions. The scheme therefore complies with the terms and objectives of Core Strategy policy L2 and Local Plan policy LC17.

#### Issue 6 - Access and Parking

Core Strategy policy states, amongst other things, that residential parking and operational parking for service and delivery vehicles will be the minimum required for operational purposes, taking into account environmental constraints and future requirements. Local Plan policy LT18 states that the highest standard of design and material should be used in transport infrastructure and the provision of safe access arrangement will be a prerequisite of any development. LT11 states that the design and number of parking spaces must respect the valued character of the area.

In respect of the vehicular access, the Highway Authority has confirmed that the achievable visibility splays of 2.4m x 63m in the northerly direction and 61.0m in the southerly direction are satisfactory. The entrance gate width is also to be widened from 2.5m to 3.6m to facilitate manoeuvring into and out of the entrance. Subject to a condition requiring the provision and maintenance of these visibility splays and the widening of the entrance, the joint vehicular access for the two proposed dwellings is considered to be acceptable.

There is sufficient parking proposed, with double garages being provided for each dwelling and further courtyard parking available. The garaging and parking provision for the proposed replacement dwelling is in a well screened position screened by the proposed 1.8m high link wall.

It is therefore considered that access and parking arrangements are acceptable and comply with the above-stated Local Plan policies.

### **Conclusion**

In conclusion, it is considered that the erection of the replacement dwelling in its revised position, together with the retention and sympathetic conversion of the existing traditional barns and the replacement garage building will enable the comprehensive enhancement of the site and the locality in compliance with the above-stated Core Strategy and Local Plan policies. Together with the proposed enhancements and environmental benefits (which would be difficult to achieve in a scheme to retain and repair the existing dwelling), these weigh in favour of approval in this case. It is therefore considered that the proposed development accords with Core Strategy policies GSP1, GSP2, GSP3, DS1, HC1, L1, L2, L3 CC1 and T7 and Local Plan policies LH5, LC4, LC8, LC17, LT11 and LT18 as well as guidance in the NPPF.

### **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