

12. **PLANNING APPEALS MONTHLY REPORT (A.1536/BT)**

1. **APPEALS LODGED**

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/DDD/0324/0312 3360574	Remove old existing wooden conservatory and propose a stone-faced garden room extension with a tiled roof to match the house at Suidhe Ban, The Nook, Eyam	Householder	Delegated
NP/DDD/1024/1142 3361602	Demolition of existing ingle storey mono-pitched side extension containing the kitchen and a workshop, and erection of a two storey dual pitched extension and replacement of the existing green house at Sunnybank House, Wensley Road, Winster	Householder	Delegated

2. **APPEALS WITHDRAWN**

There have been no appeals withdrawn during this month.

3. **APPEALS DECIDED**

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/SM/1123/1403 3350201	Full application for change of use of barn to holiday let, and erection of single storey lean-to extension on northern gable at barn to the south of Hole Carr Farm, Longnor	Written Representations	Dismissed	Committee

The Inspector found that the proposal would be contrary to the development plan considered as a whole and that there was limited weight given to the benefits of the scheme. The proposal would cause some harm to the buildings heritage significance and the proposal would have an urbanising impact on the site that would be apparent across a wide area. On that basis, given its prominent isolated position, it would cause significant harm to the character of the landscape. Consequently the appeal was dismissed.

NP/DDD/0224/0148 3348548	Proposed 2-storey and single storey extension at 1 Horsedale, Bonsall	Written Representations	Dismissed	Delegated
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The Inspector considered that the proposed extension would result in the creation of a complex plan form with two long sections running parallel to one another and would appear incongruous

within the street scene. Although part of the proposed extension would be screened by the existing dwelling, it would still be prominent in views from the east, and the level of screening would not mitigate the identified harm to the conservation area and the non-designated heritage asset. The appeal was dismissed.

NP/S/0324/0250 3350470	Proposed demolition of existing garage and outbuilding and erection of a new linked garage, extensions and alterations to the existing dwelling, hard and soft landscaping and associated works at Uplands, Sugworth Road, Sheffield	Householder	Dismissed	Delegated
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The Inspector considered that the proposed extension would significantly increase the scale and massing of the dwelling, and would appear as a bulky addition which would compete with the dominance of the main section of the dwelling. The Inspector also considered that the development would have a harmful effect on the character and appearance of the area and would be contrary to GSP1, GSP2 GSP3 and L1 of the Core Strategy as well as DMC2, DMC3 and DMH7 of the Development Management Policies. The appeal was dismissed.

NP/SM/0224/0229 3350258	Proposed construction of an agricultural barn and an additional roadside gated access to Blues Trust Farm, Marnshaw Lane, Longnor	Written Representations	Dismissed	Delegated
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The Inspector considered that the proposed development would be prominent in local views and would appear isolated from other modest structures within the landholding. The siting would be contrary to the guidance with the Agricultural Development SPG where it advises it to reduce the visual impact, isolated buildings should be set in dips or set against a hillside. The Inspector also considered that the proposal would have a harmful effect on the character and appearance of the area as well as being contrary to GSP1, GSP3 and L1 of the Core Strategy and DMC1, DMC3 and DME1 of the Development Management Policies. The appeal was dismissed.

NP/DDD/1024/1047 3358361	The application sought planning permission for extensions and alterations to existing dwelling without complying with a condition attached to planning permission at The Beeches, 15 Eaton Drive, Baslow	Written Representations	Allowed	Delegated
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The Inspector considered that the main issue was the effect of the revised proposal on the character and appearance of the host property and street scene. The Inspector considered the surrounding context and visibility of the site and felt that the horizontal emphasis of the proposal would reflect that of the south elevation of the building and its simple, glazed

appearance would be uncluttered. He noted that several other properties in the road had undergone remodelling or modernisation resulting in a mix of forms incorporating a contemporary appearance alongside traditional forms and materials. In that context, the Inspector felt the development would not be inappropriate and considered the design to be a significant improvement over the mix of additions currently in existence. Moreover, the extension, considered as a whole would have a contemporary character that would not be at odds with the suburban appearance of the existing house. As such, the extension would complement rather than compete with the character and appearance of the building. The appeal was allowed.

NP/SM/0624/061 9 3352218	The application sought planning permission for the change of use of existing agricultural land to facilitate off-street parking without complying with conditions attached to planning permission at Lower Damgate Farm, Stanshope	Written Representations	Dismissed	Delegated
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The main issue was whether Condition Nos 4 and 6 were reasonable and necessary in the interests of protecting the character and appearance of the site and surrounding landscape. The Inspector accepted that parking provision was likely to be substandard depending upon the occupancy of the buildings on site. Nevertheless, the intensification in the use of the field, in respect of both the number of vehicles and days in use, would materially change the character and appearance of the surrounding area to one of a more urbanised nature. Due to the presence of low boundary walls, and its location proximate to the adjacent narrow rural road, the appeal site is prominent and the greater spread of vehicles, and for a greater period of time, would be conspicuous within the landscape. This would erode, and be detrimental to, the intrinsic value and character of the rural landscape. Furthermore, the landscape surrounding the application site is a peaceful rural environment with open distant views to surrounding higher ground. Parked vehicles would be visible even if additional planting were to be provided. Consequently, the proposal would affect the wider landscape character.

The proposal would therefore conflict with policies E2, GSP2, GSP3, L1, L3 and T7 of the Peak District National Park Local Development Framework: Core Strategy Development Plan Document – Adopted October 2011 and policies DMC3 and DMT6 of the Development Management Policies Part 2 of the Local Plan for the Peak District National Park – Adopted May 2019. Collectively, amongst other things, these policies seek to manage parking to ensure the location and nature of parking does not exceed environmental capacity and support development where they conserve and enhance the valued landscape character. The proposal would also conflict with the Framework, which requires the protection of valued landscapes, and states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. The appeal was dismissed.

NP/SM/0824/0849 3355121	The application sought the removal of condition 3 on planning permission NP/SM/1192/113 which was for the construction of a new farmhouse at Thornyleigh Green Farm, Meerbook.	Written Representations	Allowed	Delegated
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The inspector felt that the main issue was whether the disputed condition restricting occupancy of the existing farm dwelling as an agricultural or forestry worker's dwelling was necessary and reasonable to ensure that there is adequate provision of accommodation for agricultural/forestry workers in the area. The appeal centred on opposing views and evidence of the valuation of the property. The Inspector considered that the appeal property was of a similar if not higher value than other similar properties in the area and therefore the condition was not necessary in order to constrain value and allow it to remain available to agricultural/forestry workers. The Inspector felt it was therefore arguable that the appeal property was not strictly needed to meet the needs of agriculture/ forestry workers in the area, as irrespective of the appeal dwelling, as any potential purchaser would not be short of alternative options for new homes, with or without an occupancy tie. A similar restrictive condition would also be retained on the new dwelling approved by application SM1192113. That condition was not the subject of this appeal. On that basis the Inspector concluded that the appeal should be allowed and granted a new planning permission omitting the disputed condition but retaining the non-disputed conditions from the previous permission which remained relevant, including the agricultural occupancy condition relating to the occupation of the new farm worker's dwelling approved under application SM1192113. The appeal was allowed.

4. RECOMMENDATION:

To note the report.