

8. FULL APPLICATION - FOR THE PROPOSED CONVERSION OF TRADITIONAL AGRICULTURAL BUILDING TO DWELLING (SELF-BUILD) AT RAKE END FARM, RAKES LANE, MONYASH (NP/DDD/0725/0654/GG)

APPLICANT: MR BEN BROUGH

Summary

1. The application is for the conversion and extension of the south western part of the barn range into a dwelling, as a self-build project to be undertaken by the Applicant.
2. The application is recommended for REFUSAL.

Site and Surroundings

3. Rake End Farm is a working village farms, located some 300m south of Monyash's central village green and within walking distance of all village facilities which include a public house, a primary school and a village hall. The property is also located within the Monyash Conservation Area.
4. The application building is part of a barn range oriented perpendicular to Rakes Road and the northern gable is clearly visible from the public realm. The barn sits on the north western side of the farm's access off Rakes Road immediately opposite Church Lane, which lies to the north.
5. The property is in proximity to buildings from a range of periods. There is 20th century housing to the north and west, traditional 19th century buildings further east and a local needs dwelling (constructed in 2024) lies to the south east. The main farmyard, farmhouse and an additional agricultural worker dwelling lie to the south west, along with a range of modern portal framed farm buildings. The barn is part of a range constructed of loosely coursed limestone, with some tooled gritstone window and door surrounds, and a Staffordshire blue clay tiled roof. The Applicant has submitted a detailed appraisal of the traditional characteristics of the range.

Proposal

6. The proposal is to convert and extend part of the barn range to form a dwelling, as a self-build project to be undertaken by the Applicant.
7. It is advised that the Applicant currently resides at the farm with his parents but wishes to create his own household. The conversion would be carried out largely within the building's existing shell, but it is proposed that the roof of the barn be raised by 1.3m to accommodate first floor accommodation. A new opening is proposed to be added to the rear elevation, to provide an escape route, and two former window openings at the rear are also proposed to be reinstated. Former openings would also be reinstated to the front elevation and there would be an additional new window opening created at first floor level.
8. The proposed accommodation would include a lounge/diner and kitchen at first floor and two bedrooms, a bathroom and a boot room/utility at ground floor. The domestic curtilage would be largely to the front, where there is an existing hardstanding with parking space for at least two vehicles. Private amenity space is proposed to the south east of the parking space and to the north west (rear) of the barn. Vehicular access would be from Rakes Road and would be shared with the existing farm and dwellings at Rake End Farm.

9. It is advised that the northern end of the range of barns would not be affected by the development works, but has been included in the application site boundary ((the 'red edge')) to provide compensatory bat roosting habitat in line with the recommendations of the protected species survey.

RECOMMENDATION:

That the application be REFUSED for the following reason:

1. **The extension to the building would fundamentally alter its historic character and appearance, through raising its elevations and roofscape, which would be harmful to the contribution the building range makes to the character and appearance of the Monyash Conservation Area. It is considered that the harm that would be caused is not outweighed by any public benefit of allowing for the development and that the proposals are contrary to the aims of Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC8 and DMC10 of the Development Management Plan and paragraphs 212, 215 and 216 of the National Planning Policy Framework.**

Key Issues

- Whether the principle of extending and converting the building to a dwellinghouse is acceptable
- Whether the proposals would have a detrimental impact on the character and appearance of the building and the Conservation Area
- Whether the proposals would have impacts on ecological interests
- How the proposals would seek to mitigate against the carbon footprint of the development
- Whether the proposals would have impacts on amenity
- Highway matters.

History

10. NP/DDD/0622/0751- Erection of local needs house with associated access and landscaping – Granted conditionally
11. NP/DDD/0798/329 – This application was submitted in 1998 and sought to demolish the range and rebuild and extend it upwards to form two holiday cottages. This application was withdrawn further to concerns raised that the building was proposed to be demolished, as no structural survey had been submitted and, in any event, the scheme proposed a stepped and higher roofline which did not reflect the characteristic of the long, unbroken roofline of the range and paid scant regard to the prevailing local sense of place. The proposals also included the use of chimneys and a regular window pattern.
12. DDD1098527 – In 1999, permission was granted to convert the whole range of barns attached to the farmhouse into two self-contained, two bedroomed holiday lets. Some limited work relating to the creation of footings occurred but the holiday lets were never completed and no other activity was undertaken. The Authority did not respond to this matter of commencement and the matter of commencement has not been accepted by the Authority.

Consultations (responses can be read in full on the Authority's planning portal)

13. Derbyshire County Council (Highway Authority):

- based on the analysis of the information submitted and a review of Local and National policy, conclude that there would not be an unacceptable impact on highway safety or a severe impact on congestion
 - no justifiable grounds on which an objection could be maintained.
14. Monyash Parish Council:
- support this application and recommend approval.
15. PDNPA Conservation Officer:
- considered the Draft Report of the Case Officer and agrees with the points of concern raised and the recommendation of refusal.
16. PDNPA Ecologist:
- some but impacts but capable of mitigation with planning conditions.

Representations

17. During the publicity period, the Authority received five representations supporting the proposals which are summarized as follows:
- the building is a semi-derelict outbuilding and feel that the sympathetic plans the Applicant has put forward will only enhance this edge of village site
 - barns like this will fall down if they are not used for dwellings, as farming has no use for buildings like this anymore
 - having looked at the proposed plans, the design and materials are very much in keeping and sympathetic to the local environment and surroundings.
 - there is no affordable housing for the younger generation in Monyash - a self-build/renovation is the only feasible option for them to remain in the area where they have been born and raised
 - conversion of this currently derelict building will provide a good opportunity for a local young person to stay within Monyash village and be local to their family and friends
 - the Applicant and his family have resided in Monyash for many generations and the village is certainly in need of retaining its younger generation to take care of the local amenities

Main Policies

18. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L2, L3, CC1 & HC1
19. Relevant Local Plan policies: DM1, DMC3, DMC5, DMC8, DMC10, DMC11, DMC14, DMH6, DMT3 & DMT8
20. National Planning Policy Framework

Wider Policy Context

21. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
- Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
 - When national parks carry out these purposes they also have the duty to:
 - Seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

22. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. A revised NPPF was published in December 2023. The Government's intention is that the document should be considered as 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 policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is 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.
23. Paragraph 189 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks.
24. Paragraph 212 of the NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
25. Paragraph 215 of the NPPF states that, 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.
26. Paragraph 216 of the NPPF states that where the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
27. Paragraph 218 of the NPPF states that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Peak District National Park Core Strategy

28. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage

29. GSP3 - *Development Management Principles*. This states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
30. CC1 – *Climate change mitigation and adaptation*. This requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
31. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
32. L2 - *Sites of biodiversity or geodiversity importance*: This states that development must conserve and enhance any features or species of biodiversity importance and, where appropriate, their setting. It also advises that, other than in exceptional circumstances, development will not be permitted where it is likely to have an adverse impact on any features or species of biodiversity importance.
33. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance*: This states that development must conserve and, where appropriate, enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset.
34. CC1 – *Climate change mitigation and adaptation*. This requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
35. HC1 – *New housing*. This states that provision will not normally be made for housing solely to meet an open market demand but sets out the exceptional circumstances where new housing can be accepted.

Local Plan Development Management Policies

36. DM1 - *The presumption of sustainable development in the context of National Park purposes*: This advises that, when considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
37. DMC3 - *Siting, design, layout and landscaping*. This states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
38. DMC5 – *Assessing the impact of development on designated and non-designated heritage assets and their settings*. This relates to development impact on designated and non-designated heritage assets.
39. DMC8 - *Conservation Areas*: This states that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.

40. DMC10 – *Conversion of a heritage asset*: This states that the conversion of a heritage assets will be permitted provided where it can accommodate the new use without changes that adversely the significance and character of the building and any valued landscape character. In all cases, attention will be paid to the impact of domestication and urbanisation brought about by the use on landscape character and the built environment.
41. DMC11 - *Safeguarding, recording and enhancing nature conservation interests*: This advises that proposals should aim to achieve net gains to biodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, all reasonable measures must be taken to avoid net loss by demonstrating that, in the below order of priority, the following matters have been taken into consideration:
- enhancement proportionate to the development;
 - adverse effects have been avoided;
 - appropriate mitigation; and
 - in rare cases, as a last resort, compensation measures to offset loss.
42. DMC14 – *Pollution and disturbance*: This advises that development that presents a risk of pollution, disturbance or odour that could adversely affect the amenity of neighbours and neighbouring uses will not be permitted.
43. DMH6 – *Re-development of previously developed land to dwelling use*. This will be permitted provided that the development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site and, where the land is inside or on the edge of a Core Strategy policy DS1 settlement, and subject to viability, an element of the housing addresses local need for affordable housing potentially including starter home or custom or self-build housing provision.
44. DMT3 - *Access and design criteria*. States amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.
45. DMT8 - *Residential off-street parking*: This advises that appropriately designed, off-street car parking for residential development should be provided, rather than on-street parking, in accordance with the Parking Standards and that protected as such if there is evidence that a loss of such space would exacerbate local traffic circulation problems.

Supplementary Planning Guidance

46. The PDNPA Design Guide (2007) refers to the principles of good design and designing in harmony with the local building tradition. However, this must only be applied where a development is otherwise justified by other policy criteria. Other Supplementary Planning Guidance of relevance to the consideration of the application includes Climate Change and Sustainable Building (2013), Conversions (2022), Building Design Guide (1987) and Alterations and Extensions (2014).

Assessment

Background to the Application

47. During the consideration of this application, it has come to light that the plans submitted by the Applicant initially as the plans approved under DDD0198527 (application approved in 1999) were in fact only an earlier iteration of conversion proposals. These

plans had in fact been subsequently superseded prior to the approval of DDD0198527. Therefore, the following statement within the Design and Access Statement is incorrect *'Whilst it would not generally be acceptable to increase the roof height as part of a conversion, this has already been approved under the 1999 extant permission for two holiday lets'*. The agent has since acknowledged this statement to be an error and that the 1999 permission did not allow the ridge height of the barn to be raised.

48. The Applicant now states that the conversion within the existing shell is not possible as he considers there is insufficient existing head height to introduce a first floor under the current ridge while it is also stated that the ground floor area alone would not provide sufficient space for a workable dwelling. No detailed sectional drawings have been submitted as part of this application to demonstrate that no rooms could be provided at first floor level and this assessment conflicts with the 1999 permission when use of the existing first floor level without an increase in height was applied for and approved.
49. The 1999 application consisted of the barn subject of this application and the attached barn nearest the highway with each barn to be converted to holiday lets. The barn nearest the highway is now within separate ownership (it is owned by another family member) but it is now proposed to be used in part to provide compensatory bat habitat for the current application. It remains unconfirmed that the 1999 approval was ever implemented and the Authority at the time of writing do not accept that it was. Even if at a later date, the Applicant could evidence that the 1999 approval was implemented and was extant, it is the case that the delivery of the bat migration now proposed would likely prevent the conversion of the barn nearest the highway being delivered.

Principle of the development

50. The building group comprises a traditional farmhouse, with the traditional range of barns attached to it, which all serve to contribute to the character and appearance of the streetscene and the Monyash Conservation Area. The group of buildings is deemed to be a non-designated heritage asset.
51. Policy HC1 (New Housing) of the Core Strategy advises that provision will not be made for housing solely to meet open market demand. However, there is exception, as set out as follows:
 - C. *In accordance with core policies GSP1 and GSP2:*
 - I. *it is required in order to achieve conservation and enhancement of valued vernacular or listed buildings; or*
 - II. *it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.*
52. The proposal is not just to convert, but also to extend the application building. The building is in a prominent roadside position within the Monyash Conservation Area, where Policies GSP3 and L3 of the Core Strategy and Policies DMC3, DMC4, DMC5, DMC8 and DMC10 of the Development Management Plan would seek to conserve or enhance the character and appearance of the building and the contribution it makes to the character and appearance of the Conservation Area.
53. This traditional group of buildings is considered to be a non-designated heritage asset for the following reasons:
 - the age of the building group;
 - the intrinsic design and aesthetic value of the building group relating to local style;

- it is a grouping of assets with a clear visual design or historic relationship;
- the group of buildings has aesthetic value and can be singled out as a landmark within the local scene; and
- it is a grouping of traditional buildings which contribute to the character and appearance of this part of the Monyash Conservation Area.

The group of buildings is noted on page 33 of the Conservation Area Appraisal, which states:

Buildings on both sides of Rakes Road are mostly set well back from the lane behind boundary walls and front gardens, helping to maintain the sense of space. Farmhouses generally face the road, with their associated agricultural buildings located to the rear. The main exception to this is the barn at the north-eastern end of Rake End Farm, which is positioned with its gable end close to the edge of the road and its blank rear elevation facing the public domain when approaching from the north-west, reinforcing the agricultural feel to this end of the Conservation Area.

54. The Authority's Conversion of Historic Buildings SPD advises that:

- 5.7 *The existing form, scale and character of the historic building and its site will guide the design in any conversion scheme.*
- 5.8 *Most farm buildings, for example, are generally simple and functional in their form, shape and design and use local materials and simple detailing. They typically have long and uninterrupted roofs (with no chimneys dictated by function) and a higher ratio of blank walling to openings. Many farm buildings face onto a communal yard or area, with other elevations blank or with limited openings.....*
- 5.14 *Schemes should work within the shell of the existing building, avoiding additions or extensions. Where room heights are low, for example, first floor rooms can be partly contained within the roof space as an increase in eaves or roof heights may change the character of the building....*

55. The above guidance is reflected in Policies DMC3 (siting, design, layout and landscaping), DMC5 (assessing the impact of development on designated and non-designated heritage assets and their settings), DMC8 (conservation areas) and DMC10 (conversion of a heritage asset) of the Development Plan. In particular, Policy DMC10 states:

Conversion of a heritage asset will be permitted provided that:

- (i) *it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and*
- (ii) *the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and*
- (iii) *the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and*
- (iv) *the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquility, dark skies or other valued characteristics.*

56. Given the above, the matters for consideration are the impact on the character and appearance of the building and the Conservation Area, the impacts on amenity, impacts on ecological interests, how the proposals seek to mitigate against the carbon footprint of the development and highway matters.

Discussion

Impact on the character and appearance of the building range and the Conservation Area

57. It is considered that the extension, to raise the elevations and the roof, would harm the traditional character and appearance of the barn range and the interrelationship with the farmhouse; this is reflected in the reason why planning application DDD0798329 was withdrawn from consideration in 1998. That application sought to demolish the range and to rebuild and extend it upwards to form two holiday cottages. The application was withdrawn further to concerns raised by Officers that the building was proposed to be demolished, as no structural survey had been submitted and, in any event, the scheme proposed a stepped and higher roofline which did not reflect the characteristic of the long, unbroken roofline of the range and paid scant regard to the prevailing local sense of place. The proposals also included the use of chimneys and a regular window pattern. This was why planning application NP/DDD/1098/527 was latterly submitted and proposed conversion, without extension, and was ultimately approved.
58. Whilst this is not a listed building, the range it is nevertheless of a traditional character and appearance and is deemed to be a non-designated heritage asset for the reasons set out above. As such, regard needs to be given to the aforementioned Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC8 and DMC10 of the Development Management Plan and government guidance contained in Paragraph 216 of the NPPF. Paragraph 216 advises that, in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
59. The range contributes to the character and appearance of the Monyash Conservation Area which, itself, is a designated heritage asset. Paragraph 212 of the NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 215 of the NPPF also states that, 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.
60. The raising of the roof would fundamentally alter the historic character and appearance of this vernacular building, in a manner which would harm the character and appearance of the group of buildings and the contribution they make to the Conservation Area. In addition, the whole building range, as constructed, is capable of conversion to form a dwellinghouse. The Authority have not been informed of any fundamental reason why a scheme which also includes the attached barn adjacent to the highway could not be considered as was the case with the previous application at the site; if the two barns were combined then there would be sufficient floor space at ground floor to form a dwelling.
61. It is already the case that the attached barn is to be set aside for bat mitigation as part of this application so a scheme that considered the two barns holistically and which maximised ground floor accommodation and therefore negated the roof extension would have the potential to be looked upon more favourably. Furthermore, and as

already stated, no detailed sectional drawings have been submitted to demonstrate that no rooms could be provided at first floor level.

62. In short, there is insufficient justification for works that would ultimately harm the character and appearance of the historic building range, by fundamentally altering its appearance through raising the elevations and roofscape. In addition, and notwithstanding the harm caused to the character and appearance of the range, it may be difficult to source materials that would match those of the existing, 19th century building.
63. It is considered that the harm that would be caused by the proposals as submitted is unjustified and not outweighed by any public benefit of allowing for the development and that the proposals fail to comply with Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC8 and DMC10 of the Development Management Plan and paragraph 212, 215 and 216 of the NPPF.

Ecology and biodiversity

64. The Applicant has submitted a Protected Species Survey (Dunelm Ecology – June 2025). The PDNPA Ecology Team has advised that all surveys have been undertaken in line with the relevant guidelines and an appropriate impact assessment has been undertaken, along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats.
65. The following is advised in the Protected Species Survey (Dunelm Ecology – June 2025):

It is recommended that roosting opportunities similar to those that currently exist are incorporated within the scheme. This will be achieved by retaining a 9 m section of the barn at its northern end. Access will be provided by uncovering a pitching hole on the southeast elevation. Additionally, during repointing of the external walls, battens should be inserted within wall crevices and pointed around. The battens can then be removed before the mortar sets (see Natural England roost detail no.6. It is advised that 12 such crevices are provided per an elevation.

The mitigation measures for bats and nesting birds are welcomed by the Ecology Team and they welcome the proposal to retain a 9m section of the attached barn, given the roost requirements of brown long-eared bats.

66. The attached barn is included within the application site and therefore a planning condition could be imposed to require the mitigation measures to be implemented and maintained throughout the lifetime of the development. Subject to appropriate conditions, the development would comply with the aims of Policy L2 of the Core Strategy and DMC11 of the Development Management Plan.

Climate change/sustainable building

67. The Applicants advise that the proposed development will mitigate against its carbon footprint in the following ways:
- the proposed development will meet these new improved Building Regulations (June 2022) minimum standards for a barn conversion
 - small window openings will prevent excess solar gain in summer
 - opening windows and doors will provide cross ventilation use of natural daylight to the kitchen/dining with the use of roof lights
 - argon filled, double glazed units will improve thermal performance
 - energy light fittings to be fitted

- renewable energy provision is proposed with the provision of an air source heat pump on the rear (north west) elevation
- maximising the use of permeable surfaces for the drives and parking area to mitigate against surface water run-off
- use of a high efficiency boiler
- sustainable insulation to be used
- all construction materials and finishes to be locally sourced e.g.: reclaimed local stone, low carbon cement, timber from sustainable source
- low use, water-conserving fittings for taps and sanitary ware to be used throughout the development both internally and externally to increase energy efficient and energy savings.

68. The Applicant proposes that trickle vents will maximise natural ventilation. However, such detailing on windows is considered to present domesticating details to the building's windows and such would not be supported. This would need to be addressed with details of windows being submitted for approval, as a condition on any grant of planning permission. On this basis, the proposals are considered to address the aims of Policy CC1 of the Core Strategy and guidance contained in the Authority's Climate Change and Sustainable Building SPD.

Amenity

69. An air source heat pump is proposed on the rear (north west) elevation of the building. This would cause a degree of harm to the character and appearance of the building by adding such a domesticating feature visible from Rakes Road. In addition, this would be close to the dwellinghouse to the north west (Maystone Lo) and may lead to a noise nuisance.
70. To this end, it is considered that the air source heat pump could be located to the east of the range, on the south side of a new wall that could be built to define the car parking area, set back but parallel to the road. In that regard, the air source heat pump would not be visible from the road and any amenity impacts would only be to occupiers of the application building and the existing farmhouse. This could be a condition on any grant of planning permission to mitigate against the harm of such domesticating features.

Highway matters

71. The Local Highway Authority (Derbyshire County Council) has raised no objection to the proposal. It is considered that the site layout provides sufficient space for two parking spaces, which are required for a two bedroomed dwelling, as per DCC guidance. Additionally, it is considered there is manoeuvring space for vehicles to reverse back in order to egress via the site access in forward gear.
72. From review of the plans and elevations (Drawing No: 2311-01), it is understood that the existing site access will be retained as an access to the proposed dwelling. This is considered acceptable with regard to visibility and layout of access. To this end, the Applicant's attention is drawn to the need to ensure that the provision of the visibility splays required by any planning permission are safeguarded in any sale of the application site or parts thereof.

Conclusion

73. The raising of the elevations and the roof would fundamentally alter the historic character and appearance of this vernacular building, which is deemed a non-designated heritage asset, in a manner which would harm the character and appearance of the group of buildings and the contribution they make to the Conservation

Area, a designated heritage asset. In addition, and notwithstanding the harm caused to the character and appearance of the range, it may be difficult to source materials that would match those of the existing, 19th century building. As such, it is considered that the harm that would be caused is not outweighed by any public benefit of allowing for the development and that the proposals fail to comply with Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC8 and DMC10 of the Development Management Plan and government guidance contained in Paragraph 212, 215 and 216 of 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

Report Author and Job Title

Gareth Griffiths – Planner – South Area