

Mr and Mrs Kidd

Ivy House Farm, Ingleby Road, Stanton by Bridge, Derby DE73 7HT

Single Storey Extensions

Design, Access and Heritage Statement

This statement is submitted in support of a planning application for a single storey extension at "Ivy House Farm, Stanton by Bridge".

Ivy House Farm is located in the 'rural village' of Stanton by Bridge within its defined conservation area.

The building subject to this planning application were originally erected under planning permission reference 9/2006/0061/F for the following:

"The erection of five holiday cottages, a stable block and a workshop/implement shed/storage barn"

The development subject to this planning application comprises a range of single storey, brick buildings with clay tiled roofs.

Planning permission was later granted under reference 9/2010/0585 to change the use of one of the approved holiday lets to permanent residential accommodation (unit 2). Subsequently planning permission was again granted under reference 9/2018/0624 to remove the temporary occupancy conditions originally imposed on all the units under planning permission 9/2006/0061/F.

As such, these buildings at Ivy House Farm now benefit from planning permission for permanent residential occupation, albeit they do not benefit from permitted development rights which would allow for extensions and alterations without a prior planning application being made.

This planning application seeks approval for modest single storey extensions to Unit 1 (a lounge) to enhance the residential **use** that exists.

The **amount** of development proposed comprises an increase in floor area of 35m².

The **scale** of development proposed is modest and the **appearance** would represent simple, subservient extensions to the buildings which retain a simple agricultural / rural aesthetic.

There are no proposals to modify the **access** arrangements and it is not considered any specific **landscaping** proposals will be required.

The applicant is prepared to accept appropriately worded planning conditions to confirm the precise type, colour and construction of materials and fenestration as necessary.

In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance, the most relevant development plan policy is H27 of Local Plan Part 2 (2017). This requires proposals to be "of a scale and character in keeping with the property" and for extensions to "not unduly detrimental to the living conditions of adjoining properties or the general character or appearance of the area". It is submitted that these modest additions would be subservient to the

character of the main buildings and given their limited height and footprint that would be no impact on amenities of surrounding residents.

The design approach would also accord with the Council's Design SPD.

The general lack of visibility and the discrete appearance of the proposals would also ensure that the tests under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would be met. This requires development proposals to pay special attention to preserving or enhancing the character or appearance of the Conservation Area.

It has been well established that development which does not detract from the character or appearance of the Conservation Area is deemed to be in accordance with the legislation. This proposal which would not be visually prominent from public view points and which seeks to retain the agricultural / rural aesthetic should therefore be considered appropriate in heritage terms, accord with the primary legislation and Local Plan Part 1 Policy BNE2.

In conclusion, it is submitted that the development would accord with relevant development plan policies. It should therefore be considered acceptable and it is respectfully requested that planning permission should be granted with appropriate conditions.

