

Hoon Mount, Hilton, Derbyshire – Full Planning Application

Submission notes – Friday 9th August 2019

This application submission follows advice from the case officer that this application involves change of use and is therefore outside the scope of a householder planning application 9/2019/0643 that was submitted in June and validated by South Derbyshire Council on 26/6/19.

The fee has now been calculated as £462 in total. Discounting the householder fee already paid of £206 leaves a fee of £256 to pay which the applicant will settle with the council direct

Extent of change of use

The area of dilapidated timber and corrugated iron outbuildings attached to the 'stable building' which are to be demolished is approximately 54 sqm.

The extent of the outbuilding ('stable building') which is to be 'converted' under this application is 119 sqm GIA over two floors. The current status of this building in planning terms is not clear since it has not served any agricultural purpose and has been ancillary to the existing dwelling for many years. It is currently empty though has been kept in repair as space for storage associated with the existing house.

The garden to the south of the house is to be extended by approximately 7.5m to its full length into the adjacent meadow to align with the proposed extension. This represents a garden extension of approximately 240 sqm.

Ecology

There is no clear evidence of any bats using the existing 'stable building'. The applicant hopes to provide additional information to confirm this in due course.

Trees

As stated previously under the existing householder application in my email of 26th June 2019 "There were some evergreens and overgrown shrubs and climbers between the house and the adjacent stable building which have now been removed. The trees and hedges on the property are to the south and west of the house and are unaffected by the proposed extension to the north and east. Any further works to trees and hedges are a matter of garden maintenance and are not due to the proposed development."

Nicholas Jackson, AssocRICS

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