
Delegated report Officer: Richard Rodgers

Application ref. DMPA/2020/1001

The erection of extensions and change of use of land (from countryside to residential) to facilitate a detached double garage and orchard area at Yew Tree Farm, Back Lane, Sutton On The Hill, Ashbourne, DE6 5JL

Valid date: 17/09/2020

Consults expired: 19/07/2021

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

2004/1172 - Erection of extension and alteration - approved October 2004.

Responses to consultations and publicity

County Highways Authority - offer conditional support.

Relevant policy, guidance and/or legislation

The relevant policies are:

- 2016 Local Plan Part 1: S2 (Presumption in Favour of Sustainable Development); SD1 (Amenity & Environmental Quality); INF2 (Sustainable Transport); and BNE1 (Design Excellence).
- 2017 Local Plan Part 2: BNE5 (Development in Rural Areas); H26 Residential Gardens within Rural Areas and H27 (Residential Extensions and Other Householder Development)

National Guidance:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Local Guidance:

- South Derbyshire Design Guide SPD (Design SPD)

Planning considerations

In taking account of the application documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issues central to the determination of this application are:

- Design of overall proposal/impact on countryside situation;
- Impacts on amenity; and
- Highway safety

Planning assessment

Design

Plans show a number of elements under consideration here including: extensions to the house, a new vehicular access leading to a new detached garage. Plans also show some inclusion within the

domestic curtilage of some adjacent land/countryside.

Extensions to house -

The proposed extensions primarily are to the rear of the house, not widening the house as it currently stands/is seen from the road. Thereafter the build respects the basic characteristics in play here, some replication of the modest eaves height, roof pitches and general gable widths. It is undoubted that the new mass here would be considered extensive but cleverly designed, featuring different materials and rural detailing such as the catslide roof that sits well /generally recessive between the two feature gables on the rear (east) elevation. PD is in play here to where large extensions/flat roof dormers and large windows could be added; here however the design subtly plays down the additions to where it will not look significantly out of place.

Garage -

The garage is considered in-keeping, these oak framed forms popular in rural locations. It does sit proud of the building line but behind some landscaping and by virtue of its size is likely to always read as a supporting/subservient form. In regards how its does sit in front of the house, the character in the immediate is for forms to hug the highway so it won't stick out to where it would read as out of context.

Change of use -

The land on which the garage would sit is not garden. Having studied the property to the immediate north though, their garden does sit to the side/south rather than the rear, such if that is a long established characteristic (i.e. domestic) then the change proposed here would be in accord. The blue hatched land within the red edge site location plan is also outside of what could fairly described as curtilage. Rather fortuitously though all of added lands are enclosed by one continuous tall hedge so arguably reads already as one enclosed unit, thus could become garden without harm to the wider countryside. Removal of the right for permissive structures would be withdrawn in the area hatched blue to reduce the potential for over domestication which would fall in line with the proposed use of that land (as an orchard).

Impacts on amenity

The proposal is considered to comply with the space around dwellings requirements of the SPD, the changes not considered to cause significant nuisance in terms of loss of privacy or loss light to adjacent primary spaces. The house to the north is deemed far enough away for harm to be diminished by separation distance whilst the property to the south (the barn conversion) effectively turns its back to this site so it unlikely to be compromised in that fashion.

Highway safety

The County Highways Authority (CHA), offer conditional support to the provision of the new access, the revised drawings showing an acceptable splay for visibility purposes. The scheme does involve the removal of some hedgerow but that will be reinstated also by way of condition.

Conclusion - the changes proposed will assimilate well into the landscape such as complies with the aforementioned policy. The built elements are considered proportionate to the context, whilst the change of use elements do not extend out of what is already a relatively private/self-contained context.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	19/11/2021
Report agreed:	19/11/2021
Authorised officer:	Steffan Saunders
