

Appeal Decision

Site visit made on 29 November 2016

by David Troy BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 09 December 2016

Appeal Ref: APP/P1045/W/16/3157485
Green Lane, Norbury DE6 2EL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr James Morrison against the decision of Derbyshire Dales District Council.
 - The application Ref 16/00467/FUL, dated 1 July 2016, was refused by notice dated 19 August 2016.
 - The development proposed is Change of Use of agricultural building to dwelling (modifications to previous planning permission 16/00163/FUL).
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Decision

1. The appeal is dismissed.

Procedural Matter

2. I have used the Council's description of the development in reaching my decision as it more fully describes the details of the development than that given on the original planning application form. The appellant's appeal form also makes reference to the updated description. I shall determine the appeal on this basis accordingly.

Main Issue

3. The main issue is the effect of the proposed extension on the east side of the principal barn on the character and appearance of the building.

Reasons

4. The appeal site comprises a traditional two storey brick field barn with tin shed extension linked to a single storey brick pigsty at the side and a single storey lean-to extension at the rear. The building is located in an isolated rural location, set back from the road and accessed via an unmade track from Green Lane. The appeal site is set in attractive countryside, defined by gently undulating fields punctuated by hedgerows and tree boundaries.
 5. Planning permission has already been granted for the change of use, extensions, alterations, part demolition and rebuilding works to create a dwelling. However, the proposal now entails the construction of a two storey gable extension that would project out from the east elevation of the main barn measuring about 3m wide by 3.9m in depth and about 5.4m high instead of the single storey lean-to side extension previously proposed. The external finish of the extension would be predominantly constructed from grey zinc and glass.
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6. The proposed extension, by virtue of its scale, siting and design, would be a significant addition relative to the main barn and the contemporary appearance and materials used would appear very much at odds with the traditional form and appearance of the building. These shortcomings would be exacerbated by the extension's prominent position, which would be visible from a number of public vantage points along Green Lane. As such, I consider that the proposed extension would result in an incongruous and out-of-keeping addition that would cause unacceptable harm to the integrity of the original buildings and the character and appearance of the barn and its rural setting.
7. I have considered the appellant's comments regarding the context provided in the National Planning Policy Framework (the Framework) and the local planning policies for good design and the importance of considering the local character and distinctiveness but I find that the extension does not achieve the standards the Framework and the local policies seek. I also note the appellant's need for the extension to create a more flexible living space for modern living and long term family use. However, such circumstances are not a material consideration to which I can attach significant weight in making this decision.
8. I have considered the appellant's comments that the style, form and material used on the extension are intended to reflect the traditional agricultural character of the buildings and complement those more modern materials previously approved. I have also considered the appellant's comments regarding the unusual nature of the existing buildings with some domestic features and the more innovative approach taken to the renovation of the building. This, however, does not set a precedent for such an inappropriate development in this location. I consider that the contemporary-styled extension would be unrepresentative of the overall traditional agricultural character of the buildings and the redesign and additional height would create an adverse impact on the character of the barn and the surroundings for the reasons set out above. I therefore accord these matters limited weight.
9. Consequently, I conclude that the proposed extension would harm the character and appearance of the building. It conflicts with Policies SF5, H5 and H9 of the Derbyshire Dales Local Plan 2005 and the Council's Supplementary Planning Guidance on Conversion of Farm Buildings 2005. These policies and guidelines, amongst other things, seek to ensure that the conversion of rural buildings and extensions do not have a detrimental impact upon the character and appearance of the original building; reinforce the sense of place engendered by local building styles and materials; and preserve or enhance the quality and local distinctiveness of its surroundings.
10. In addition, it would not accord with the Framework that development should seek to secure a high quality of design (paragraph 17); that good design is a key aspect of sustainable development (paragraph 56); and should respond to local character (paragraph 58).

Conclusion

11. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

David Troy

INSPECTOR