
Appeal Decision

Site visit made on 3 February 2020

by Alexander Walker MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26th February 2020

Appeal Ref: APP/P1045/W/19/3240153

North Farm, North Lane, Brailsford DE6 3BE

- 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 D Newnes against the decision of Derbyshire Dales District Council.
 - The application Ref 19/00423/FUL, dated 9 April 2019, was refused by notice dated 29 August 2019.
 - The development proposed is the conversion of agricultural building to ancillary residential accommodation and creation of parking area.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the existing building.

Reasons

3. The appeal building comprises a single-storey, red brick building set within an agricultural complex including a farmhouse and converted farm buildings.
4. The building has a number of features typical of agricultural buildings of this design, including large timber door openings and a hayloft hatch on the east elevation, numerous small timber windows on the north and south elevations and a steep pitched roof. The largely unaltered appearance of the building and these design features make a positive contribution to the agricultural heritage of the building.
5. The proposal would involve the utilisation of existing openings on the north elevation and the retention of the hayloft hatch on the east elevation. The west elevation would not be altered.
6. Whilst part of the south elevation would retain existing openings, albeit substituting a small window for a door, it would also include the introduction of a large expanse of glazing that would accommodate approximately half the width of the elevation. This large expanse of glazing would fail to reflect the solid to void ratio found throughout the rest of the building, introducing an incongruous domesticated feature that would be significantly harmful to the simple, traditional agricultural design of the building.

7. I appreciate that certain alterations are necessary to ensure adequate internal living conditions, for example by providing sufficient outlook and natural light. However, there is no evidence before me that justifies the extent of this large glazed area on this basis.
8. The building would not be readily visible from public vantage points. Nevertheless, the character and appearance of the building is still appreciated from within the private confines of the site where the proposed harm would be apparent.
9. I have had regard to the large areas of glazing in the existing barn conversion adjacent to the appeal building. However, this is not as large as the glazing proposed, relative to the width of the elevation that it forms part of. Therefore, I do not consider that this weighs in favour of the proposal.
10. I find therefore that the proposal would significantly harm the character and appearance of the existing building, contrary to Policies S4, PD1 and HC8 of the Derbyshire Dales Local Plan 2017, which, amongst other things, seek to ensure that conversions positively contribute to an established local character and sense of place; all development is of a high quality design; and, the conversion does not have a detrimental impact upon the character and appearance of the building.
11. In addition, it would also be contrary to the Derbyshire Dales District Council's The Conversion of Farm Buildings Supplementary Planning Document 2019, which, amongst other things, states that the distinctive character and appearance of the original building should be retained in any conversion scheme/proposal and, therefore, sound justification (which does not constitute harm to character & appearance) for the inclusion/insertion of any new door and window openings would need to be provided. In this instance, such justification has not been demonstrated.

Other Matters

12. The appellant has referred me to amendments to the scheme suggested by the Council during their consideration of the planning application. However, my consideration of this appeal has been based on the proposal before me.

Conclusion

13. For the reasons given above, having regard to all matters raised, the appeal is dismissed.

Alexander Walker

INSPECTOR