



dynamic development solutions™

For and on behalf of
Jonathon Reynolds

Planning Statement
Replacement of an Outbuilding within the Green Belt

Peakley Hill, Barlow Croft, Barlow, Derbyshire, S18 7SZ

**Prepared by
DLP Planning Ltd
Sheffield**

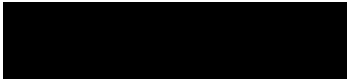
April 2024





Prepared by:	Abigail Baker BA (Hons) MA AssocRTPI Senior Planner
Approved by:	Jim Lomas BA (Hons) MSc MRTPI Regional Director
Date:	April 2024

DLP Planning Ltd
Ground Floor V1 Velocity
Tenter Street
Sheffield
S1 4BY



DLP Consulting Group disclaims any responsibility to the client and others in respect of matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence. This report is confidential to the client and DLP Planning Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.



dynamic development solutions™

CONTENTS	PAGE
1.0 Introduction	4
2.0 Site Description.....	5
Site Location	5
Site Context	5
3.0 Planning History	7
4.0 Proposed Development.....	8
5.0 Planning Policy Context.....	10
National Planning Policy Context (2023) (the 'Framework').....	10
North East Derbyshire Local Plan (2021)	12
National Design Guide (2021)	14
6.0 Planning Assessment.....	15
Principle of Development	15
Design	15
Green Belt	15
7.0 Conclusion.....	16

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by DLP Planning Ltd on behalf of Mr Reynolds in support of a planning application submitted at Peakley Hill, Barlow Croft, Barlow, Derbyshire, S18 7SZ.
- 1.2 This application is for the construction of a replacement outbuilding following the collapse of the original structure due to extreme weather conditions in 2023.
- 1.3 The replacement outbuilding has been designed to reflect that of the previous outbuilding, retaining a similar appearance, materials, and location. It will also retain the same use as a store/animal shelter for the associated surrounding land.
- 1.4 This Statement has assessed the proposed outbuilding against the relevant national and local planning policy and guidance.

2.0 SITE DESCRIPTION

Site Location

- 2.1 The application site is located between Cowley and Crowhole, off Peakley Hill, to the southwest of Dronfield. It is on land associated with the property to the north of the existing outbuilding, as shown within Figure 1.



Figure 1: Aerial View of Application Site.

- 2.2 The site is within the North East Derbyshire Green Belt, and this has been considered within the design proposals.

Site Context

- 2.3 The site lies within a predominantly rural environment, with several isolated and individually designed houses set within expanses of fields and trees. The site is surrounded by fields with sporadic tree planting, the existing dwellinghouse and ancillary built form.
- 2.4 The application site is accessible from Dobbin Lane via an established vehicular access. Access points along the western boundary of the wider site which could be utilised.
- 2.5 The existing outbuilding is not listed, nor are any of the buildings within the vicinity of the application site. The site does not lie within a Conservation Area.
- 2.6 The application site is located in Flood Zone 1 and is not at risk of flooding.

2.7 As shown at Figure 2, the site neighbours a Local Wildlife Site, however, this will not be impacted by the proposed replacement outbuilding.

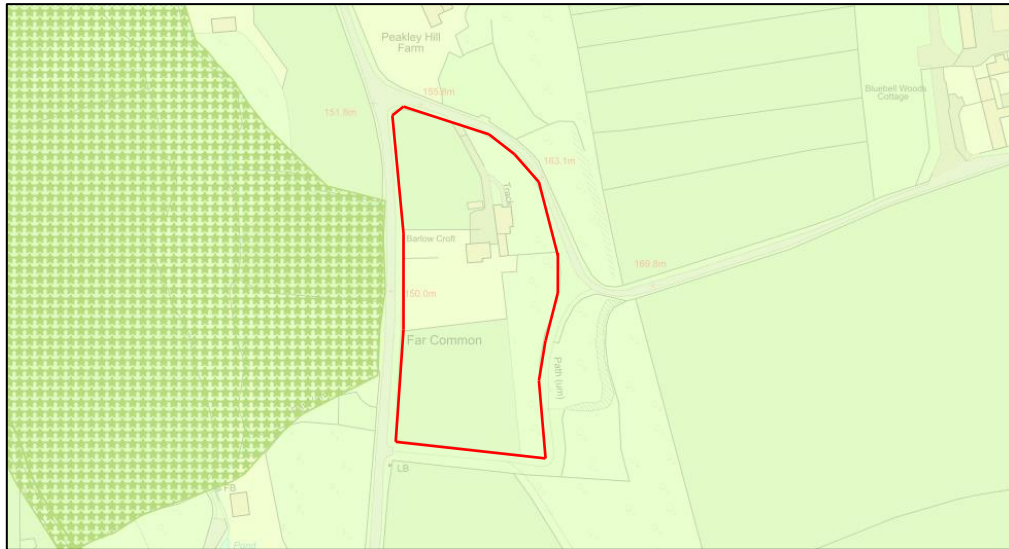


Figure 2: Extract of Local Plan Policy Designations – Local Wildlife Site.

3.0 PLANNING HISTORY

3.1 There is no planning history available on the North East Derbyshire District Councils online portal for the existing outbuilding or associated land. There is the following planning history available for the associated property.

Application Reference	Proposal	Decision
22/00317/FL	Demolition of existing dwelling and outbuildings and replacement with a two storey, 5 bed dwelling with Juliet balcony to west elevation, first floor terrace to south elevation, double integral garage, and associated landscaping (private drainage system).	Refused – 27 th October 2023.
21/00705/LDC	Application for a certificate of lawful development for proposed single storey side extension, 2 storey rear extension, detached outbuilding to rear of dwellinghouse and conversion of outbuilding to ancillary uses.	Certificate Issued – 7 th September 2021.
21/00724/FLHAA	Prior approval application for the construction of two additional storeys.	Refused – 22 nd July 2021.
21/00564/FLHPD	Application under the neighbour notification scheme for a single storey rear extension.	Permitted Development – 27 th May 2021.

Figure 3: Planning History.

3.2 An appeal has been submitted to the Planning Inspectorate with reference APP/R1038/W/23/3336055 to challenge the refusal of planning permission for application reference: 22/00317/FL. This appeal remains outstanding.

3.3 The proposed replacement outbuilding will not impact this appeal, being entirely unrelated, and must be considered entirely on its own merits.

4.0 PROPOSED DEVELOPMENT

4.1 The proposed development is for the reconstruction of an outbuilding which has collapsed due to heavy snow in 2023. This is shown in the following photographs which have also been submitted separately.



Figure 4: Collapsed Existing Outbuilding.



Figure 5: Collapsed Existing Outbuilding.



Figure 6: Collapsed Existing Outbuilding.

4.2 This was a simply designed, functional, wooden outbuilding. It is proposed that this damaged outbuilding will be reconstructed, albeit with a small increase in area and volume to create storage and stabling. This includes a 19m² shed for storage, and a stable at 15m².

4.3 The following plans have been submitted alongside this application:

- 274.01.111 Location and Existing Site Plan
- 274.03.115 Proposed Plans and Elevations

5.0 PLANNING POLICY CONTEXT

National Planning Policy Context (2023) (the ‘Framework’)

- 5.1 The framework has an overarching principle of sustainable development as stated at paragraph 11 in which *‘decisions should apply a presumption in favour of sustainable development’*. The three overarching objectives are listed at paragraph 8: an economic objective, social objective, and environmental objective, which should be mutually supportive.
- 5.2 Comment – The proposed development is in compliance with this guidance providing a simple outbuilding which will replace an existing collapsed outbuilding using in keeping materials providing storage space for the use of the applicant in association with the immediately adjoining land on which it sits. This has been proposed in the existing location to ensure no further impact to the environment or Green Belt over and above that which previously occupied the site.
- 5.3 The application is not within the domestic curtilage of the applicant’s dwellinghouse.
- 5.4 A pre-application has not been submitted prior as it was considered unnecessary due to the minor scale of the proposed development. Despite that, as stated at paragraph 38, it is hoped that *‘local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible’*.
- 5.5 Comment – As the existing outbuilding collapsed due to extreme weather, it is thought that this application to rebuild the outbuilding to continue the same use would be acceptable to the LPA.
- 5.6 Paragraph 96 states the following in respect of safe places in which *‘decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion’*.
- 5.7 Comment – The proposed outbuilding will ensure secure storage and stabling for the applicant reducing the risk of crime and by doing so, improve the quality of life. The outbuilding will be accessible for those requiring access and has been designed in keeping with the original and now collapsed structure and general vernacular of similar buildings

within the locality.

- 5.8 The proposals continue to make an effective use of land in accordance with paragraph 123 of the Framework.
- 5.9 Comment – The applicant requires the outbuilding for continued storage which was originally built through permitted development prior to ownership. The rebuild of the outbuilding will ensure the effective and efficient use of land will continue.
- 5.10 Design is referenced at paragraph 131, in which *‘the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve’*. This is continued at paragraph 135 which provides the criteria in which developments should meet.
- 5.11 Comment – The proposed outbuilding has been designed to be reflect the previous built form which occupied the site, ensuring an appropriate design for the continued existing use, while ensuring that this is commensurate within the context of the site.
- 5.12 As a site located within the Green Belt, paragraph 152 requires consideration in which *‘inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances’*. This is continued at paragraph 153 in which it is stated that *‘local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green belt by reason of inappropriateness and any other harm resulting from the proposal, is clearly outweighed by other considerations’*.
- 5.13 Comment – It is considered that very special circumstances exist with this proposed development due to the existing outbuilding having been damaged, resulting in its collapse, by extreme weather conditions, and its rebuild being required to service the wider landholding and surrounding fields. The proposed development, although minorly different from the existing, remains an appropriate material, scale, and form. The principle of the development has been accepted due to the previous outbuilding being located within this proposed footprint prior to its collapse, causing no harm to the Green Belt.
- 5.14 While paragraph 154 of the Framework states that the construction of new buildings is inappropriate in the Green Belt, there are several exemptions listed. The proposed

development meets exemption (d), *'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'*, as well as exception (b), *'the provision of appropriate facilities for outdoor sport, outdoor recreation...as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'*.

- 5.15 Comment – The proposed development is for the replacement of an existing outbuilding which has collapsed due to extreme weather and has been proposed with the same use and a minor increase in scale. This will store equipment for use on the land, as did the original and now collapsed structure, and is therefore ancillary to the use of the associated land.

North East Derbyshire Local Plan (2021)

- 5.16 The relevant planning policies of the North East Derbyshire Local Plan, as adopted in 2021, have been assessed as below.
- 5.17 Criteria is provided at Policy SS1 in order to achieve sustainable development to which the proposed development is compliant to this where applicable.
- 5.18 Comment – The proposed development will make efficient use of the land, providing the rebuilt outbuilding on the site of former storage building. The proposal has been designed to be in keeping with the original structure, utilising similar materials, as well as being accessible for the applicant. It is considered that the character of the local area remains unimpacted, and the openness of the Green Belt is not adversely affected.
- 5.19 Policy SS9 is applicable to this application in which *'development proposals in countryside locations outside the Settlement Development Limits will be approved where it can be demonstrated to fall within one or more of the following categories:*

(a) It involves a replacement building for the same use and is not significantly larger than the building it replaces.

In all case, where development is considered acceptable, it will be required to respect the form, scale and character of the landscape, through careful siting, scale, design and use of materials'

- 5.20 Comment – The proposed outbuilding will replace the collapsed outbuilding with similar materials to those which previously occupied the site and hence remain in keeping with the area and previous built form. The building is not significantly larger than the structure it

replaces. The proposal respects the character and appearance of the Green Belt location.

5.21 The proposed development meets the exceptions detailed at Policy SS10 in which *'the construction of new buildings will be regarded as inappropriate development and will not be permitted'*. Exceptions to this include:

- (a) *Buildings for the purposes of agriculture or forestry*
- (b) *Provision of appropriate facilities for outdoor sport, outdoor recreation, and for cemeteries, which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.*
- (d) *Replacement of a building provided the new building is in the same use and is not materially larger than the one it replaces.*

5.22 Comment – As a replacement building, the proposed is not materially larger than the existing outbuilding and is on the same location as the existing ensuring that the proposed building is not harmful to the Green Belt. Very Special Circumstances are thought to apply due to the collapse of the existing outbuilding due to snow in 2023.

5.23 Policy SDC4 states that *'the Council will protect and enhance the Districts natural environment and seek of increase the quantity and quality of biodiversity and geodiversity'*.

5.24 Comment – The proposed development will be in the same location as the existing outbuilding ensuring no further impact to the landscape or environment and no further disruption to the biodiversity of the site.

5.25 Design is referenced at Policy SDC12 of the Local Plan in which *'all new development should be of a high-quality design and make a positive contribution to the quality of the local environment'*. A list of criteria is also provided to which development must comply to be permitted.

5.26 Comment – The proposed development is compliant with the criteria provided at this policy providing high quality design which has been designed in keeping with the existing outbuilding and local character for such buildings. There will be no greater impact to the landscape, environment or Green Belt with the building bring proposed on the same location, and has been designed at an appropriate scale, only marginally larger than that of the previous structure. The amenity of the applicant will be ensured, with secure storage being provided in a building which is not intrusive and does not impact on privacy, overlooking or overshadowing, and as there are no immediate neighbours to the site, there will be no impact

to others. The proposals will continue to make effective use of the land, making provision for private storage space, and reducing the risk of crime.

National Design Guide (2021)

- 5.27 The National Design Guide is to be read in conjunction with the Framework and provides guidance for the good design of developments.
- 5.28 It is stated at guidance C1 that *'well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary'*.
- 5.29 Comment – The proposed outbuilding is compliant with the requirements of this guidance, ensuring the development is in keeping with the site and surrounding area, with materials and scale matching the original outbuilding.
- 5.30 Guidance I2 continues stating that *'well-designed places and buildings are visually attractive and aim to delight their occupants and passers-by'*.
- 5.31 Comment – The proposals have been well designed and are visually attractive within the context of the site and wider area.
- 5.32 Buildings are referred to at guidance H1 in which it states that *'good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility, and adaptability'*.
- 5.33 Comment – The proposed development complies with this guidance having been designed to match the original outbuilding prior to its collapse, to serve the same purpose, as well as being safe and secure for the applicants use.

6.0 PLANNING ASSESSMENT

Principle of Development

- 6.1 The original outbuilding/store had been on site for many years and served as a storage area for the occupants of the property to manage the surrounding fields and landholding. The original building did not impact the landscape or Green Belt and was designed appropriately for this simple use. It had become established over time and was absorbed in the landscape and general character of the area.
- 6.2 This original building has collapsed due to weather conditions, with heavy snow fall in 2023, through no fault of the applicant, and therefore this needs to be rebuilt to continue serving this purpose. It is considered that the principle of development at this point has therefore been established.

Design

- 6.3 The proposed replacement outbuilding will be in the same location as the existing to ensure that there is no greater impact to the Green Belt and landscape in visual or openness impacts, and the site appearance will remain largely unaffected to a demonstrably harmful degree.
- 6.4 Similar materials have been proposed to those used in the original building, namely a timber exterior to ensure the proposed outbuilding is in keeping, yet durable against future weather conditions.
- 6.5 The proposed outbuilding is marginally larger than the previous outbuilding to reflect the increased use of the building, however this is still of an appropriate scale for the site and use and meets exception (d) of the Local Plan and Framework.

Green Belt

- 6.6 The application site is located within the North East Derbyshire Green Belt. The impact upon this area has been carefully considered ensuring a simple, functional, rural design has been applied to reflect the character of the area. Equally, the scale, massing, volume and siting have also been considered to ensure there is no demonstrable harm to the openness or visual amenity of the locality is delivered.

7.0 CONCLUSION

7.1 This Planning Statement has been prepared by DLP Planning Ltd on behalf of Mr Jonathon Reynolds for the construction of a replacement outbuilding at Peakley Hill, Barlow Croft, Barlow, Derbyshire, S18 7SZ.

7.2 The replacement outbuilding is to match that of the existing in appearance, materials, and location and will not visually impact the site or surrounding area.

7.3 The proposed replacement outbuilding is acceptable for the following reasons:

- In compliance with the relevant national and local planning policy and guidance.
- Good design in keeping with the existing structure.
- Proposed in the same location as the existing to ensure no increased impact on landscape, environment, or Green Belt, as well as visibility.
- Appropriate scale proposed for the intended use of the building.

7.4 It is therefore considered that the proposed development is acceptable and should be approved planning permission.



BEDFORD

Planning / SDD / SPRU

bedford@dlpconsultants.co.uk

BRISTOL

Planning / SDD / SPRU

bristol@dlpconsultants.co.uk

EAST MIDLANDS

Planning/ SDD

nottingham@dlpconsultants.co.uk

LEEDS

Planning

leeds@dlpconsultants.co.uk

LIVERPOOL

Planning

liverpool@dlpconsultants.co.uk

LONDON

Planning

london@dlpconsultants.co.uk

MILTON KEYNES

Planning

miltonkeynes@dlpconsultants.co.uk

RUGBY

Planning

rugby.enquiries@dlpconsultants.co.uk

SHEFFIELD

Planning/ SDD / SPRU

sheffield@dlpconsultants.co.uk



RTPI
Chartered Town Planner