

PLANNING COMMITTEE – 20th February 2024

REFERENCE NUMBER: 23/00592/FL Application Expiry Date: 23rd February 2024

Application Type: Full Planning Permission

Proposal Description: Demolition of existing dwelling and erection of one replacement two storey dwelling

At: Woodlands, Harewood Road, Holymoorside, Chesterfield

For: Mr and Mrs Logan

Third Party Parish: Holymoorside And Walton
Reps: 1

Ward Name: Brampton and Walton

Author of Colin Wilson Date of 06/02/2024
Report: Report:

MAIN RECOMMENDATION: Refuse Planning Permission

1.0 Reason for Report

1.1 The Local Ward Member (Cllr Thacker) formally requested that the application be determined by Planning Committee, to enable the Committee to consider the proposal for a replacement dwelling in Green Belt in the context of the Very Special Circumstances case put forward by the applicants. The Ward Member advised that their request would allow the Planning Committee opportunity to consider potential impact on the openness of the Green Belt against the submitted justification.

2.0 Proposal and Background

Site Description

2.1 The application site currently comprises a bungalow and associated outbuildings situated within spacious grounds to the north of Harewood Road, Holymoorside. The site is situated within a countryside location, designated as North East Derbyshire Green Belt.

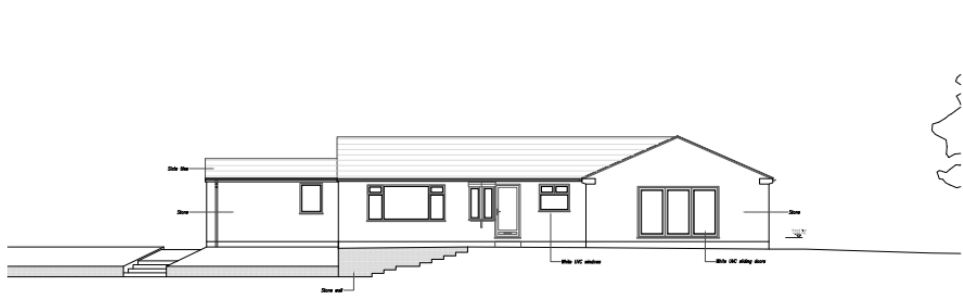
- 2.2 The site is situated within an area designated as a secondary Area of Multiple Environmental Sensitivity (AMES). The landscape type is identified as being Wooded Slopes and Valleys of the Peak Fringe and Lower Derwent character area.
- 2.3 There is a noticeable change in levels across the application site, with land levels rising in a northerly direction from the site's lowest point, which is located at its southern, roadside, boundary. The existing dwelling and associated buildings are set against the hillside which continues to rise in a northerly direction, beyond the existing property and outbuildings, towards a wooded area identified as Nab Plantation.
- 2.4 The southern site boundary, adjacent to Harewood Road is bound by a drystone wall and mature trees. At its south-eastern corner, the site benefits from an existing vehicular access. From the access, a tarmac driveway leads to an expanse of hardstanding to the south-west of the existing property.
- 2.5 The site is adjoined to the west by a domestic property identified as The Moorings. To the east of the site is a former sandstone quarry, known as Nab Quarry. To the north and south, the application site is adjoined by open countryside.
- 2.6 A northern aspect of the application site is situated within a designated Development High Risk Area for coal mining legacy issues. However, the existing dwelling and associated outbuildings are situated outside the designated Development High Risk Area.

Proposals

- 2.7 The proposals seek to replace the existing bungalow on the site with a two-storey, four bedroom dwelling. The proposed dwelling would comprise a contemporary design style and would be constructed from a mixture of materials, which include local stone and timber cladding walling materials, and roofing materials of slate (pitched roofs) and Glass Reinforced Polyester (flat roofs).
- 2.8 The proposed dwelling would comprise single storey elements, either side of a linear two-storey aspect (with a ridge line running north-south). The two-storey element of the proposed dwelling would comprise a projecting timber clad gable addition which includes a south facing picture window. The ridge level of the two-storey aspect of the dwelling would measure 6.75m from the finished floor level of the dwelling.
- 2.9 For information, set out below are elevational drawings of the existing dwelling, contrasted with the elevational drawings for the proposed

replacement dwelling. Please note, the drawings included are not to scale and are for illustrative purposes only. For further details, the application drawings are available to view via the application documents on the Council's website.

Existing Front and Rear Elevations:

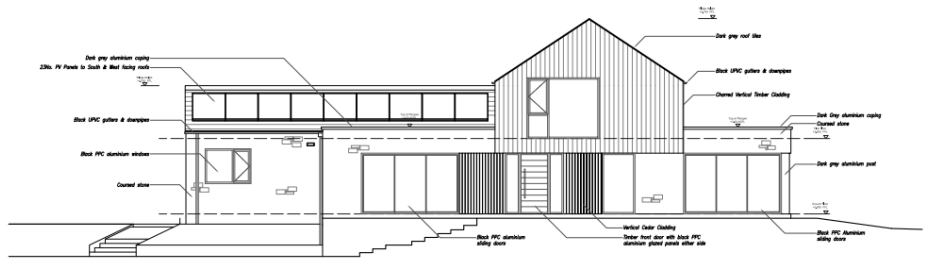


Front (South) Elevation
Scale 1:50

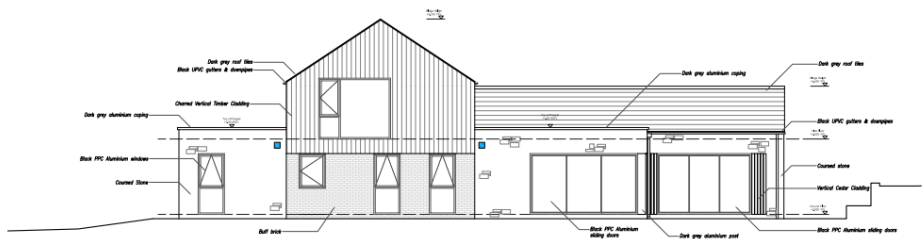


Side (East) Elevation
Scale 1:50

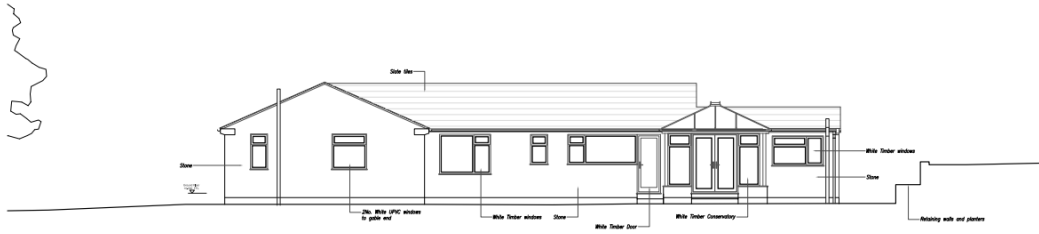
Proposed Front and Rear Elevations:



Front (South) Elevation
Scale 1:50



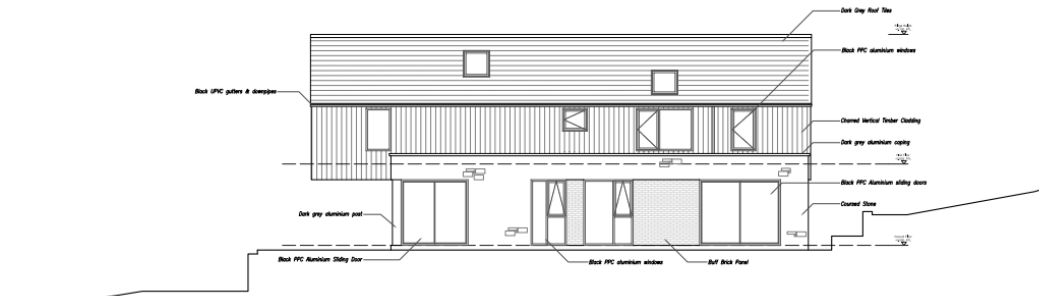
Existing East and West Facing Side Elevations:



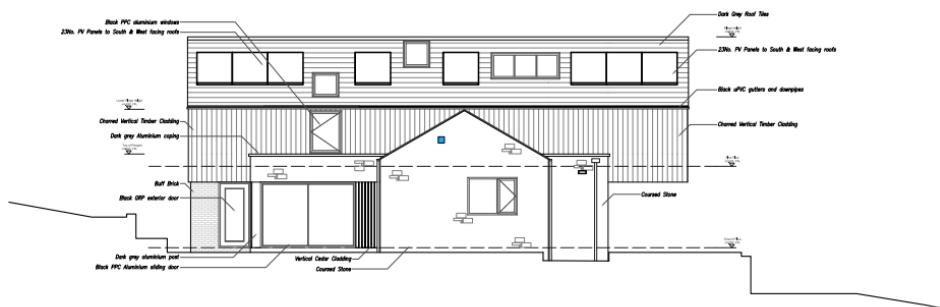
Rear (North) Elevation
Scale 1:50



Proposed Side Elevations



Side (East) Elevation
Scale 1:50



Side (West) Elevation
Scale 1:50

- 2.10 It is proposed that the existing means of access to the site, hardstanding and domestic outbuildings would remain in situ.
- 2.11 The proposed dwelling would comprise a water source heat pump and a solar photovoltaic system. It is also set out in the submission that the proposed replacement dwelling would include provision of bat and bird boxes on its north and west facing elevations.

3.0 Relevant Planning History

- 3.1 The planning history for the site can be summarised as follows:

74/00455/OL – Bungalow (outline application) – Refused.

74/00456/OL – Rebuild and enlarge bungalow (outline application) – Refused.

75/00629/FL – Alterations and extension to dwelling – Conditionally Approved.

85/00616/FL – Construction of detached double garage – Conditionally Approved.

22/00677/LDC – Application for certificate of lawfulness for a proposed single storey side extension and new front porch – Certificate Issued.

22/00693/FLHAA – Prior approval application for construction of an additional storey adding 3.5 metres in height (amended drawings) – Prior Approval Not Required.

22/00694/FLHPD – Application under the neighbour notification scheme for single storey rear extension – No objection.

4.0 Consultation Responses

- 4.1 The **Ward Member** and **Parish Council** were consulted on the application:

The **Ward Member** requested that the application be determined by Planning Committee rather than under delegated powers (see Reason for Report section above for details).

The **Parish Council** raised no comments.

- 4.2 **Derbyshire County Council Highways Officers** were consulted on the application, raising no objections to the proposed development from a highway safety perspective.

- 4.3 **NEDDC Environmental Health Officers** were consulted on the application, raising no objections to the development subject to the inclusion of planning conditions relating to land contamination mitigation.
- 4.4 **Derbyshire Wildlife Trust (DWT)** were consulted on the application, raising no objections to the proposed development, subject to the applicant obtaining a Bat Mitigation Class Licence, and the inclusion of planning conditions.
- 4.5 **The Coal Authority** were consulted on the application raising no objections to the proposed development from a coal mining legacy perspective.
- 4.6 **Yorkshire Water** were consulted on the application, advising the inclusion of planning conditions relating to matters of foul and surface water drainage.

5.0 Representations

5.1 The application was publicised by way of neighbour letters and the display of a site notice: 1 letter of representation was received in support of the proposed development. The comments raised are summarised below and can be viewed in full via the application documents on the Council's website:

- Support for the architectural design of the proposed house, which represents an improvement to the Permitted Development scheme that the applicant had planned.
- The proposed house brings a modern and contemporary aesthetic, whilst respecting the natural surroundings.
- The proposed development would not result in any adverse impacts in neighbouring amenity terms.

6.0 Relevant Policy and Strategic Context

6.1 The Development Plan comprises the North East Derbyshire District Local Plan 2014-2034 and the Holymoorside and Walton Neighbourhood Plan. The following policies are considered those most relevant to this proposal.

The North East Derbyshire Local Plan (2014 - 2034):

- SS1 Sustainable Development
- SS9 Development in the Countryside
- SS10 North East Derbyshire Green Belt
- SDC3 Landscape Character
- SDC4 Biodiversity and Geodiversity
- SDC13 Environmental Quality
- SDC14 Land potentially affected by Contamination or Instability
- ID3 Sustainable Travel

Holymoorside and Walton Neighbourhood Plan

- Policy S2: Development proposals outside the defined settlement development limits for Holymoorside and Walton
- Policy NE1: Landscape Character

National Planning Policy Framework

6.2 The overarching aims of the National Planning Policy Framework (NPPF) are also material in the assessment of this application and have been considered.

7.0 Planning Issues

Principle of Development (Green Belt Policy Context)

7.1 Paragraph 142 of the National Planning Policy Framework (NPPF) states that the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

7.2 Paragraph 143 of the NPPF sets out that Green Belt serves the following purposes; a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.3 Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

7.4 Paragraph 153 of the NPPF states that when considering any planning application, 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.

7.5 Paragraph 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. However, Paragraphs 154 and 155 of the NPPF identify a number of defined exceptions to inappropriate development in the Green Belt.

7.6 Policy SS10 of the North East Derbyshire Local Plan relates to the North East Derbyshire Green Belt. The Policy is generally consistent with the aims

of the NPPF, as regards new development in the Green Belt, and sets out a closed list of development types that do not represent inappropriate development in the Green Belt. It, therefore, carries full weight as does policy S2 of the Neighbourhood Plan.

- 7.7 In this case, the potentially most relevant exception to inappropriate Green Belt development is with regard to the replacement of a building provided the new building is in the same use and is not materially larger than the one it replaces, as set out under Paragraph 154(d) of the NPPF and Policy SS10(2.d) of the North East Derbyshire Local Plan.
- 7.8 In this case, the proposed development comprises the replacement of a comparatively diminutive bungalow, with a substantially larger 2-storey dwelling. In this regard, whilst Officers accept that the replacement building would be in the same use as the existing building, it is considered that the replacement building would be materially larger than the existing dwelling that it replaces, most noticeably adding another storey to it, such that it would be a more dominant feature in the landscape.
- 7.9 Based on the above, it is considered that the proposed dwelling would not comply with the policy exception set out under Paragraph 154(d) of the NPPF and Policy SS10(2.d) of the adopted North East Derbyshire Local Plan.
- 7.10 Overall, Officers do not consider that the proposals would accord with any of the identified exceptions to inappropriate development in the Green Belt, which are set out in Policy SS10 of the Local Plan and Paragraphs 154 and 155 of the NPPF. Consequently, Officers are of the view that the proposed replacement dwelling represents an inappropriate form of development in the Green Belt. Inappropriate development is harmful by definition and should not be approved except in Very Special Circumstances. The matter of Very Special Circumstances is addressed in its own section later in this report.

Green Belt Openness

- 7.11 The proposed replacement dwelling comprises a substantially larger dwelling than the existing bungalow. The existing building occupying the site is a low profile bungalow with a relatively consistent ridge height of approximately 4.3m. The proposed replacement dwelling would not only result in an increase in the footprint of built development but would result in the addition of a substantial two-storey element, measuring approximately 6.8m to its ridge. It is evident that the proposed replacement dwelling would comprise a significant increase in the volume of built development occupying the site. In this regard, Officers consider that the proposed

replacement dwelling would result in moderate harm to the openness of the Green Belt in spatial (volumetric) terms.

- 7.12 Moreover, as a consequence of its contemporary and eye-catching design (the existing bungalow is low profile and unassuming in its design), and its increased height and overall mass, most noticeably the two storey element extending towards the road, Officers are of the view that the replacement dwelling would be considerably more conspicuous than the existing bungalow. For that reason, it is considered that the proposed replacement dwelling would result in moderate visual harm to the openness of the Green Belt, when contrasted with the existing site circumstances.
- 7.13 Based on the above considerations, Officers conclude that the proposed development would result in moderate harm to the Green Belt by way of inappropriateness and loss of openness, in spatial and visual terms.

Whether Very Special Circumstance Exist

- 7.14 As set out above in the Principle of Development section of this report, the NPPF states, at Paragraph 153, that when considering any planning application, 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.
- 7.15 The application is supported by a Planning Statement, Design and Access Statement, and a document produced by the applicants' Architect and Planning Consultant titled Very Special Circumstances. In these submissions, the applicants have set out a number of considerations which they consider to represent Very Special Circumstances which would justify the proposed development as follows.

Permitted Development Fallback Position

- 7.16 As part of the applicants' case, it is set out that a Certificate of Lawfulness for a proposed single storey side extension and new front porch was issued under reference 22/00677/LDC; a Prior Approval application for construction of an additional storey adding 3.5 metres in height was approved under reference 22/00693/FLHAA, and; an application under the neighbour notification scheme for a single storey rear extension received 'no objection' under reference 22/00694/FLHPD.
- 7.17 The applicant states that the two Prior Approval notifications and the Lawful Development Certificate issued/ approved in 2022 have established that very substantial extensions and alterations can be made to the existing

bungalow without the need for planning permission. The applicants consider that this combination of Permitted Development schemes comprises a genuine fallback position.

- 7.18 Officers consider that some of the statements made in the applicant's Very Special Circumstances case do cast some doubt on whether the Permitted Development scheme referred to in the submission does represent a genuine fallback position. In particular, in their Very Special Circumstances document, the applicant has identified a number of weaknesses with the Permitted Development scheme such as poor construction detailing of the existing dwelling and an unknown lifespan for the existing building, poor insulation and extreme heat loss from the building. The applicant's Very Special Circumstances case goes on to state out that not all the identified weaknesses can be addressed through the implementation of the Permitted Development scheme.
- 7.19 Whilst Officers consider that the statements contained in the applicants' submission raise some doubt regarding the actual deliverability of the Permitted Development scheme being implemented, overall, as a consequence of the abovementioned Lawful Development Certificates and prior approval consents having been issued, and on the basis that the Permitted Development scheme could achieve a level of accommodation commensurate with that applied for under the replacement dwelling scheme subject of this application, on balance, Officers accept that the Permitted Development fallback position represents more than a theoretical possibility and so represents a material consideration and weight, as appropriate, should be attributed to it in the decision making process.
- 7.20 Volumetrically, the proposed replacement dwelling would comprise an overall volume that is very marginally less than the volume which would be created by the Permitted Development scheme. Overall, given the very small differences between the volumes of the respective schemes, Officers consider that the spatial (volumetric) impact of the proposed development would generally be commensurate to the Permitted Development scheme. In this regard, it is accepted that the spatial impact of the proposed replacement dwelling would be no greater than the Permitted Development scheme set out as the applicant's fallback position.
- 7.21 In visual terms, Officers are of the view that the proposed Permitted Development scheme would represent a more modest and unassuming design than the proposed replacement dwelling, which is considered to comprise a more eye-catching design:
- 7.22 Whilst the proposed replacement dwelling would comprise a ridge height commensurate with that of the Permitted Development scheme, Officers are of the view that the replacement dwelling would comprise a design that

its more striking than the Permitted Development scheme, comprising a projecting gable with a substantially proportioned picture window. The use of contemporary materials in the construction of the proposed replacement dwelling is also considered to draw more attention to the property than the Permitted Development scheme, which by virtue of its simple design and use of traditional materials (to match the existing building) is considered to represent a more recessive and less visually imposing scheme than the proposed replacement dwelling.

- 7.23 Officers conclude, therefore, that the spatial impact of the proposed development is approximately equal to the Permitted Development fallback scheme. In visual terms, for the reasons set out above, Officers are of the view that the proposed replacement dwelling would comprise a more visually striking and eye-catching design than the Permitted Development Scheme. For that reason, Officers consider that the visual Green Belt harm arising as consequence of the proposed development would be greater than that resulting from the Permitted Development scheme.
- 7.24 For Very Special Circumstances to exist, the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, must be **clearly** outweighed by other considerations.
- 7.25 Officers conclude that the Green Belt harm identified (inappropriateness and loss of openness) would not be clearly outweighed by the applicants' fallback position (Permitted Development Scheme) and so does not achieve the threshold for Very Special Circumstances to outweigh the otherwise inappropriate development.
- 7.26 Moreover, it is worth noting that a significant majority of rural properties within the District also have householder Permitted Development Rights. This leads Officers to the conclusion that the Permitted Development Scheme put forward by the applicant as a Very Special Circumstance would in fact be easily replicated across numerous other properties, and, by extension, in itself does not amount to a Very Special Circumstance.

Environmental Credentials

- 7.27 It is set out in the applicants' Very Special Circumstances document that the proposed development would represent a fundamentally more sustainable building than the building resulting from the Permitted Development scheme, notably in terms of insulation and overall energy efficiency.
- 7:28 Officers are of the view that the majority of the environmental improvements outlined in the applicants' submission could be retrofitted to the existing dwelling or installed as part of the Permitted Development Scheme.

Moreover, the proposed environmental mitigation measures are not considered to be site specific in that they could largely be replicated in other replacement dwellings in rural locations across the District. Therefore, Officers are of the view that the environmental factors set out as part of the applicant's Very Special Circumstances should be afforded neutral weight in the assessment of this application.

- 7.29 In summary, Officers are of the view that the environmental mitigation set out in the applicants' submission could potentially be achieved in the applicants' Permitted Development fallback scheme and do not justify the construction of a replacement dwelling. Based on this, Officers consider that the environmental improvements outlined in the applicants' submission do not weigh in favour of the proposed development but rather represent generalised and easily replicated factors that could be applied to many replacement dwelling applications. In this regard, Officers consider that the environmental benefits set out by the applicant would also not represent Very Special Circumstances.

Other matters

- 7.30 The applicant has set out that the proposed development would allow for land contamination surveys and an assessment of ground stability conditions. However, such matters would be exempt under the Permitted Development scheme and therefore it is the view of Officers that this matter carries no weight in support of the application and would not outweigh the identified Green Belt harm. Therefore, these factors are also not considered by Officers to amount to Very Special Circumstances.

- 7.31 It is also set out by the applicant that the proposed development would afford the opportunity to implement biodiversity enhancement measures, and for this matter to be controlled by the Local Planning Authority. Officers afford neutral weight to this matter as implementing such measures would not be contingent on the replacement dwelling proposed. Such measures could be achieved without the requirement of a new dwelling on the site and could readily be included in the Permitted Development scheme.

Green Belt Conclusions

- 7.32 In this case, Officers consider that the proposed development represents an inappropriate form of development which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In addition, the proposed replacement dwelling would be significantly larger in scale than the existing bungalow which occupies the site. Consequently, the proposed development would result in harm to the openness to the Green Belt, in visual and spatial terms.

- 7:33 On balance, Officers accept that the Permitted Development scheme presented in the applicants' submission represents more than a theoretical possibility and therefore represents a material planning consideration in the assessment of this application. However, the Policy requirement set out under NPPF Paragraph 153 makes it clear that 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.
- 7.34 In this case, for the reasons set out above, Officers do not believe that the Green Belt harm identified (inappropriateness and loss of openness) is outweighed by the Permitted Development fallback position. Officers do not believe that NPPF threshold for the existence of Very Special Circumstances has been met by the Permitted Development fallback position presented in the applicants' submission.
- 7.35 In addition to the above, Officers are of the view the environmental benefits and improvements to biodiversity enhancement measures outlined in the applicant's case could be achieved in the case of the Permitted Development scheme and could be applied in the case of numerous other replacement dwelling applications. In this regard, Officers do not believe that these factors weigh in favour of the proposed development and do not reach the threshold set out in the NPPF for the existence of Very Special Circumstances
- 7.36 In summary, the proposed development represents an inappropriate development in the Green Belt, which would result in a moderate loss of openness in spatial and visual terms. Officers are of the view that there are no other considerations which, either individually or cumulatively, clearly outweigh the identified Green Belt harm. Therefore, Very Special Circumstances do not exist.
- 7.37 On the basis of the above considerations, Officers are of the view that to grant permission would be contrary to Policy SS10 of the North East Derbyshire Local Plan and the NPPF when read as a whole.

Visual/ Landscape Considerations

- 7.38 The site is situated within an area designated as a Secondary Area of Multiple Environmental Sensitivity (AMES). The landscape type is identified as being Wooded Slopes and Valleys of the Peak Fringe and Lower Derwent character area.
- 7.39 Policy SDC3 of the North East Derbyshire Local Plan relates to Landscape Character. The Policy states that proposals for new development will only be permitted where they would not cause significant harm to the character,

quality, distinctiveness or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity. Development proposals should be informed by, and be sympathetic to, the distinctive landscape areas identified in the Derbyshire Landscape Character Assessment and the Areas of Multiple Environmental Sensitivity (AMES), or any successor document(s), and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape taking into account its wider landscape character type. Policy NE1 of the Neighbourhood Plan largely replicates the Local Plan policy with both being considered in full conformity with the NPPF and so carrying full weight.

- 7.40 The proposed replacement dwelling would result in a substantially larger dwelling on the site than the existing bungalow. In addition, the proposed replacement dwelling comprises an eye-catching, contemporary design, particularly when contrasted with the existing diminutive and unassuming bungalow which occupies the site.
- 7.41 It is considered that the scale, mass and design style of the proposed replacement dwelling would result in a significantly greater landscape impact than the existing low profile bungalow which occupies the site. Moreover, it is considered that the proposed dwelling, as a consequence of its design style would result in a moderately greater landscape impact than the Permitted Development Scheme, which Officers consider to represent a more traditional, unassuming design style, which would better assimilate into the landscape than the more striking replacement dwelling which is proposed.
- 7.42 In conclusion, Officers are of the view that the proposed replacement dwelling would have a significantly greater impact on the character and appearance of the landscape than the existing dwelling, and a moderately greater impact than the Permitted Development scheme which is presented in the applicants' submission as a fallback position. In this regard, it is considered that the proposed development does not reflect the landscape character of the area and so is contrary to the relevant policies.

Highway Safety

- 7.43 Derbyshire County Council (DCC) Highways Officers were consulted on the application, raising no objections to the proposed development from a highway safety perspective.
- 7.44 Guided by the comments of DCC Highways Officers, and on the basis that the existing vehicular access and parking/ maneuvering spaces would be retained, Officers are satisfied that the proposed development would not result in any unacceptable highway safety harm. In this regard, the

proposed development is in accord with the relevant parts of Policy ID3 of the North East Derbyshire Local Plan and Paragraph 115 of the NPPF.

Other Technical Matters

- 7.45 NEDDC Environmental Health Officers were consulted on the application, raising no objections to the development from an environmental protection perspective subject to the inclusion of planning conditions relating to land contamination mitigation.
- 7.46 Derbyshire Wildlife Trust (DWT) were consulted on the application, raising no objections to the proposed development, subject to the applicant obtaining a Bat Mitigation Class Licence, and the inclusion of planning conditions.
- 7.47 The Coal Authority were consulted on the application raising no objections to the proposed development from a coal mining legacy perspective.

Conclusions

- 7.48 In summary, the proposed development represents inappropriate development in the Green Belt, which would result in a moderate loss of openness in spatial and visual terms. Officers are of the view that there are no other considerations which, either individually or cumulatively, clearly outweigh the identified Green Belt harm. Therefore, it is considered that Very Special Circumstances do not exist and to grant permission would be contrary to the policies of the Development Plan and the NPPF when read as whole.
- 7:49 Officers are of the view that the proposed replacement dwelling would have a significantly greater impact on the character and appearance of the rural landscape than the existing dwelling. Moreover, as a consequence of its design, Officers consider that the proposed dwelling would have a moderately greater impact in landscape terms than the Permitted Development scheme which is presented in the applicants' submission as a fallback position.
- 7.50 Notwithstanding this, Officers are satisfied that the proposed development would be acceptable in terms of highway safety impacts, biodiversity mitigation and enhancement measures, land contamination mitigation, coal mining legacy, and site drainage.

8.0 Recommendation.

- 8.1 On the basis of the above considerations, the proposed development is considered to represent an unacceptable form of development. It is

therefore recommended that the application be **REFUSED** for the following reasons with the final wording delegated to the Planning Manager:

- 1 The application seeks construct a replacement dwelling within an area of land designated as Green Belt. By reason its design, scale and character it is concluded that the new building would be materially larger than the existing building that it would replace.

Therefore, the new building would represent inappropriate development which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In addition, the proposed replacement building would result in a loss of Green Belt openness, in spatial and visual terms. The impact on spatial and visual openness is considered to be moderate.

The identified Green Belt harm is not clearly outweighed by other considerations. Therefore, Very Special Circumstances do not exist.

As such, the application is considered unacceptable and contrary to policies SS1, SS10 of the North East Derbyshire Local Plan and Policy S2 of the Holymoorside and Walton Neighbourhood Plan and the NPPF when read as a whole.

- 2 The application seeks to construct a 2 storey dwelling in an area identified as an Area of Multiple Environmental Sensitivity wherein new development should contribute to the conservation and enhancement of the local landscape.

By reason of its design and scale, it is considered the dwelling would adversely impact on the character of the area and harm the quality and distinctiveness of the landscape.

Consequently the application is considered unacceptable and contrary to policies SDC3 and SS9 of the North East Derbyshire Local Plan and policy NE1 of the Holymoorside and Walton neighbourhood Plan and the NPPF when read as a whole.