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# Planning & Heritage Statement

## Twin Barn Hollow, Moorside Lane, Holbrook, DE56 0TW

Householder planning application for the erection of a garage

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# 1 INTRODUCTION

1.1 Planning & Design Practice is a multi-disciplinary practice consisting of Chartered Town Planners, Architects and Heritage Specialists. The practice operates across England and Wales and has a long track record of success.

1.2 Dr Andrew McKenzie (the 'Applicant') has instructed us to prepare and submit a householder planning application for the erection of a garage within the grounds of a newly constructed dwelling permitted under application ref - AVA/2025/0124.

1.3 This statement will introduce the site and its planning history; provide details of the proposed development; examine the planning policy context followed by a detailed discussion of the key planning issues. Also submitted to accompany the report are the following:

- Site Location Plan;
- Site Plan as Existing and Proposed; and,
- Floor Plan and Elevations as Proposed.

## 2 SITE DESCRIPTION AND PLANNING HISTORY

2.1 The dwelling is sited on the eastern edge of the built framework of Holbrook, with the settlement to the north and west and open countryside to the south and east. The site has had several planning applications previously submitted for restoration works to the listed farmhouse and conversion works for several outbuildings associated with the farmstead, as well as the construction of a new build dwelling (Twin Barn Hollow). The new build dwelling, sited within the residential redevelopment of the farmstead, has now been constructed and is owned and occupied by the applicant.

2.2 The site is highlighted below and described as plot 4 on application ref - AVA-2024-0412. The property is situated within land formally associated with Highfield Farm, Holbrook. Since its original approval, the new dwelling has been completed and is now occupied by the applicant.




*Figure 1 – Satellite aerial image of the site*




*Figure 1 – Extract from the Local Plan Map*

2.3 The site is within the built framework of Holbrook, within Holbrook Conservation Area and has Green Belt wrapping around the south and east edges of the site boundary. Highfield Farm itself, and the stone barns to its south, are Grade II Listed. It has been confirmed in writing from the Local Planning Authority that Twin barn Hollow is not curtilage Listed.

## Planning History

2.4 The previous planning applications in and around the site are listed below. The dwelling was originally granted under application ref - AVA-2017-0709 and the application was later modified under applications AVA-2019-0134, AVA-2024-0412 and AVA-2025-0124

| Council Reference | Proposal | Decision & Date |
|---|---|---|
| AVA-2025-0851 | Erection of a shed | Approved 16/01/2026 |
| AVA-2025-0306 | Installation of 1.1m high timber post and rail fence to boundary (may affect the setting of a listed building and character of the conservation area) | Approved 08/07/2026 |
| AVA-2025-0124 | Variation of condition 12 of AVA/2024/0412 for additional window and flue | Approved 04-06-2025 |
| AVA-2024-0412 | Variation of conditions 2,3, 6, 8, 10, 14 and 15 of AVA/2019/0134 to change the design of approval plot 04 | Approved 19-07-2024 |
| AVA-2024-0060 | Listed Building Consent for installation of rooflight | Approved 23-05-2024 |
| AVA-2021-1140 | Listed building consent for conversion of curtilage listed barn to dwelling and single storey extension, alterations to stone wall for creation of a vehicular access and associated parking | Approved 14-06-2024 |
| AVA-2021-1109 | Conversion of barn to dwellinghouse, including a single storey extension, alterations to stone wall for creation of a vehicular access and associated parking | Approved 14-06-2024 |
| AVA-2020-1134 | Non material amendment to AVA/2019/0631 for the reposition of cupboard, removal of internal wall and second floor plan | Approved 20-01-2021 |
| AVA-2020-1125 | Listed building consent for the reinstatement of former opening, repositioning of cupboard and removal of ancillary beam | Approved 10-06-2021 |
| AVA-2020-0607 | Listed building consent for structural works to farmhouse and ancillary barn | Approved 24-11-2020 |
| AVA-2020-0516 | Listed building consent for proposed under floor heating to 9 rooms, limecrete slab flooring to ground floor, revised internal layout of 2nd floor master bedroom suite, substitution of floor and wall finishes to the ancillary barn, relocation of an existing shutter and the substitution of the utility room window for a door | Approved 10-08-2020 |

| | | |
|---|---|---|
| AVA-2019-0631 | Alterations and orangery extension to Farmhouse | Approved 28-04-2020 |
| AVA-2019-0632 | Listed building consent for alterations and extension to Farmhouse | Approved 28-04-2020 |
| AVA-2019-0134 | Variation of condition 6 of AVA/2017/0709 | Approved 02-04-2019 |
| AVA-2017-0709 | Repairs to farmhouse, conversion of attached barns to ancillary accommodation. Conversion of two barns to two dwellings. Conversion and extension of barn to holiday let accommodation. Demolition of other disused farm buildings. Erection of new dwelling and communal garage structure. Alterations to access and boundary wall | Approved 16-11-2017 |
| AVA-2017-0710 | Listed building consent for repairs to farmhouse, conversion of attached barns to ancillary accommodation. Conversion of two barns to two dwellings. Conversion and extension of barn to holiday let accommodation. Demolition of other disused farm buildings. Erection of new dwelling and communal garage structure. Alterations to access and boundary wall. | Approved 16-11-2017 |
| AVA-2016-0589 | Re-roofing of existing barn | Approved 26-07-2016 |

2.5 This application for a garage has been submitted as a result of permitted development rights being removed for the property as part of application AVA-2019-0134, which granted consent for Twin Barn Hollow.

# 3 THE PROPOSED DEVELOPMENT

3.1 Planning permission is sought for the erection of a garage within the domestic curtilage of the Twin Barn Hollow, illustrated by the appending drawings.

3.2 The garage is proposed to be situated immediately west of Twin Barn Hollow between the host property and retaining wall which serves as the boundary of Twin barn Hollow with Highfield House to the west. The building would be constructed of stone with a tiled roof to match Twin Barn Hollow.



*Figure 3 – Image facing towards the proposed front (southern) elevation of the garage*

3.3 The garage is proposed to have a single garage door opening to the southern elevation. The door will be sited on the right side of the structure with stonework extending towards the retaining wall to the west. The building will run parallel to the retaining wall following the 45-degree angles in the retaining wall. This will make the best use of the space to the front of the property whilst ensuring there is space to maintain the retaining wall around the edge of the garage.

# 4 PLANNING POLICY CONTEXT

4.1 The purpose of this section is to set out the relevant planning policy background which is pertinent to the site and proposed development, as well as identifying any key studies or reports which will assist in the determination of this application.

4.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.3 The development plan consists of the Amber Valley Borough Council (2011), and other material considerations which include the National Planning Policy Framework. Whilst policy from the development plan which are most pertinent to the proposed development are included below, as the proposed would usually be covered by the GPDO there is not much, if any, legislation which refers to outbuildings or garages

## Amber Valley Borough Council (2006)

*4.4 "POLICY H3*

*H3 In addition to development on those sites identified in policy H1 and at Appendix 1, planning permission will be granted for housing development within the built framework of the following urban areas and villages:-*

*Alfreton, Ambergate, Belper, Codnor, Crich, Denby, Denby Bottles, Duffield, Fritchley, Heage, Heanor, Holbrook, Holloway, Horsley, Horsley Woodhouse, Ironville, Kilburn, Langley Mill, Loscoe, Milford, Nether Heage, Quarndon, Riddings, Ripley, Smalley, Somercotes, South Wingfield, Swanwick*

*providing the proposals:-*

*a) are in the form of one or more of the following:-*

*1. the conversion of existing dwellings to provide additional units, or of existing buildings to housing from other uses*

2. *extensions to or replacement of existing dwellings*

3. *new development on previously developed or brownfield land, or on other vacant land which has not been previously developed, providing the land is not specifically identified for any other form of development*

b) *satisfy all the criteria in policy H12*

c) *either individually or cumulatively, would not result in a significant over-provision of housing, having regard to the overall requirement for the Borough as identified in the Derby and Derbyshire Joint Structure Plan"*

4.5 *"POLICY LS3*

*The Borough Council will require development proposals to reflect the principles of good design, by:-*

a) *conserving or enhancing the quality and local distinctiveness of the natural and built environment*

b) *respecting the character of the locality in terms of the scale and nature of development, its layout, density, height, massing, architectural style, materials and landscaping*

c) *taking account of the relationship between the development proposals and neighbouring buildings, and the spaces between and around those buildings"*

4.6 *"POLICY EN27*

*Planning permission will only be granted for development proposals within and adjacent to Conservation Areas, as shown on the Proposals Map, if they would contribute to the preservation or enhancement of the Conservation Area. Special consideration will also be given to proposals for development adjacent to and affecting the setting of a Conservation Area.*

*Proposals involving the change of use, alteration or conversion of existing buildings must respect the character and design of the existing building and, in the case of extensions, be clearly subordinate to the original building."*

*4.7 "POLICY EN24*

*Development proposals for:-*

*a) the external alteration of Listed Buildings*

*b) the external alteration of any other buildings within the curtilage of Listed Buildings built before 1 July 1948*

*c) new buildings and other structures, or alterations and extensions to existing buildings or other structures, within the setting of a Listed Building*

*will only be permitted where the proposals contribute to the preservation of the Listed Building and its setting, having regard to the elements which make up its special interest, including the character, appearance, scale and its original function"*

National Planning Policy Framework (2024)

*4.8 219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

## 5 KEY PLANNING ISSUES

5.1 The key planning considerations which are considered most pertinent to the proposed development are discussed below.

## The Principle of Development

5.2 The development of a garage within the residential curtilage of a dwelling is usually covered by the General Permitted Development Order 2015, therefore there is not much, if any, policy within the development plan that refers to the development of garages or outbuildings. Therefore, the development will be assessed against the most relevant policy and other material planning considerations.

5.3 Insofar as the garage could be considered as additional domestic accommodation in the curtilage, it complies with Local Plan Policy H3 (2) which allows for extensions to dwellings. Given that the proposal is situated within the built framework of Holbrook, a residential settlement where domestic outbuildings are commonly found, development of a garage is not considered to be uncommon or out of place. The garage and previously approved shed together would not prove to be a substantial increase in residential floorspace when taking into account the dwellinghouse and its curtilage. By virtue of the proposals compliance with Policy H3, its proportions in relation to the host dwelling and proportions in relation to the size of the plot, the proposal should be considered acceptable in principle.

5.4 Other material planning considerations include the purpose of the garage, The property is 4 bedroomed and does not currently have any domestic storage space, which the garage would provide. The approved shed will go some way to alleviating this but will not serve all of the applicant's storage needs, the shed is also sited on a lower level at the bottom of the garden and is designed for outdoors storage. Without any internal domestic storage space, it is possible that temporary structures could be erected for storage purposes which the council may not have any control over. This application offers the opportunity for a more in keeping building which would better suit the surrounding vernacular.

5.5 The garage would house up to 5 bicycles, 1 motorbike, 4 batteries associated with the solar panels which were approved as part of the original application for the house and space for domestic storage. With the roof space already utilised for accommodation, it is safer to accommodate batteries in an outside garage. This development will therefore facilitate the property becoming more environmentally sustainable.

5.6 Given the above, the provision for a garage within the domestic curtilage of a dwellinghouse should be considered acceptable in principle.

## Heritage Impact

Significance

5.7 Twin Barn Hollow lies immediately to the east of, and was historically associated with, Highfield Farm. The farmhouse and attached outbuildings are Grade II Listed. The Listing description reads as follows:

*5.8* *"Farmhouse and attached outbuildings. C17 and early C18 with C19 additions. Coursed squared sandstone with sandstone dressings and plinth. Graduated slate roofs with stone coped gables, large central stone ridge stack and stone gable end stack halfway down the pitch of the roof to C17 range, plus coved eaves band. Irregular plan which has central two bay C18 house with C17 gabled crosswing to east and single bay C19 addition set at an angle to west, attached to which is a long range of outbuildings. Farmhouse has two storeys, plus attics. South elevation has offcentre flush quoined doorcase below bracketed open pediment with plank door, flanked by C18 2-light flush mullion windows with dripmoulds. Similar window to east under C17 dripmould. Above is a 4-light recessed and chamfered mullion window with dripmould and to west two similar C18 2-light windows to those below. Above again to east in the gable of C17 wing is a 3- light recessed and chamfered mullion window with dripmould and two doveholes over. C19 addition to west has a plain doorcase and C20 window to ground floor and one glazing bar sash over. East elevation of house has two C19 windows below but one 4-light and one 3-light C17 recessed and chamfered mullion windows above. Outbuildings have four quoined doorcases with windows to southern side of each and two hayloft openings above. Interior of house has early C18 wavy splat baluster staircase, good panelled doors in panelled surrounds, chamfered beams, one inglenook fireplace with side cupboards, a semi-circular headed wall cupboard and the original front door with wooden bolts."*

5.9 Former farm buildings to the south of the farmhouse are separately Grade II Listed. The listing description for these buildings is as follows:

*5.10* *"Farmbuildings. Mid C18 with C19 and C20 alterations. Coursed squared sandstone with sandstone dressings and plain tile roofs with occasional glass tiles. Irregular plan, two storeys. North elevation, on to the yard, has three doors in plain surrounds with a fixed paned window between the eastern two doors, and two windows beyond to east, one C20, the other with louvred vents. Above a hayloft door to west and a fixed paned'window to east. Attached to east is another range of stables with plain door and window*

*above facing west. Attached to rear of the building at the western end is another range of outbuildings which have a series of stone troughs against the base of the wall."*

5.11 The farm is believed to have been built by the Radford Estate and later consumed by the Strutt Estate when George Benson Strutt married Catherine, daughter of Anthony Radford of Holbrook. The farm was tenanted until approximately 2000, whilst the land was still worked. The Strutt Estate sold the farmhouse and buildings in 2019 and which has now been developed to form a range of dwellinghouses, comprised of the original farmhouse, conversion of existing barns and a single new build dwelling for which this application relates.

5.12 Highfield Farmhouse and adjacent barns are a surviving example of rural architecture from the C17th - C18th and provide evidence of the traditional vernacular of farmsteads in the Amber Valley Borough. The buildings are valued heritage assets which are an irreplaceable resource and contribute to the setting and character of the Holbrook Conservation Area, holding Evidential, Aesthetic, Social & Historical Value.

5.13 The evidential value of Highfield Farm lies in its operation as a former farmstead, its aesthetic value as a prominent local vernacular farm dwelling. The property has great social and historical values as the building was owned up until April 2019 by the Strutt Estate; however, it is thought that the building was always rented out to tenant farmers.

5.14 The significance of Holbrook Conservation Area is defined by its architectural and historic interest. It is characterised by workers cottages from the C18, C19 and early C20. The Conservation Area status applies to the central part of Holbrook Village and up to Holbrook Moor, north of the main village. It is considered that the prominent context of the Holbrook Conservations Area is as a result of the influence of local mill owners such as Strutt and Arkwright who were functioning from Cromford, Belper and Milford. Strutt in particular commandeered much of the land in and around Holbrook as part of the Strutt Estate which influenced the layout and settlement pattern of Holbrook as it is seen today.

Impacts

5.15 No additional material impacts on the Listed Buildings over and above that of the existing new build dwellinghouse would be felt. The proposed garage is situated beyond the retaining wall separating Twin Barn Hollow from the Listed farmhouse and barns, largely obscuring the proposed development from

views to and from the listed farmstead. The domestication of the original farmstead has meant Twin Barn Hollow is now situated in its own domestic curtilage, as such, the proposed domestic garage will be seen in the context of a domestic garden.

5.16 In any case, Highfield Farm now exists in a wholly different context than before the development of Twin Barn Hollow commenced. Highfield Farm's setting has been redefined by the previously approved schemes and through these changes the land to which is now sited within the curtilage of Twin Barn Hollow is considered to be on a much lower plain and by extension is viewed under entirely new circumstances. The siting of the garage in the proposed location is not foreseen to have a detrimental impact upon how Highfield Farm is perceived.



*Figure 4 – View from the proposed siting of the Garage towards Highfield Farmhouse and the separately listed barns*

5.17 It is self-evident that the garage would have little meaningful impact on the listed buildings, over and above tall retaining wall and block paved driveway. If anything, the development is seen to tidy the site.

5.18 The garage will be constructed of stone with a tiled roof, which reflect the materials utilised in the construction of the previously approved host dwelling. From the listed buildings, the view towards Twin Barn Hollow would only see the roof of the proposed garage, and therefore this would not significantly

alter the outlook from the listed buildings. In this case, the proposal would constitute a traditional form of development in keeping with the host property and wider settlement.

5.19 Upon the top of the retaining wall is sited a brick-built outbuilding, of smaller proportions but is considered to be in a more isolated location, sited in a prominent position in terms of its proximity and elevation relative to the listed buildings. This demonstrates that outbuildings are a feature of this context. Indeed, prior to Highfield Farm being redeveloped, there was a large timber outbuilding on the approximate location of the application site. The proposal before you, illustrates a building of agricultural design not dissimilar to that of the barn like appearance of Twin Barn Hollow. The materials chosen are in keeping with both Twin Barn Hollow and the nearby listed buildings.



*Figure 5 – Image north-west towards red brick outbuilding*

5.20 The development proposed is also unlikely to have an impact upon Holbrook Conservation Area. The site is within the defined settlement framework boundary of Holbrook, where domestic housing and incidental domestic buildings are not out of character. In any circumstance, it is considered that the development would be heavily obscured from views to and from the surrounding Conservation Area and can only be viewed fully from within the confines of the dwelling's curtilage.

5.21 The view from Moorside Lane is nestled down due to the elevation changes making the garage almost completely obscured from this vantage point. The garage is not prominent. Views from the east towards the Conservation Area have no sight of the proposed garage.

5.22 With regard to the above, it is considered that the proposed development would have minimal impact upon the rural context or setting of the listed buildings and Conservation Area. In this case, there would not be reason to refuse the application on the grounds of impact upon a heritage asset.

### Impact on the Landscape

5.23 Twin Barn Hollow is sited in an elevated location on the eastern edge of Holbrook Village. Distant views are available of the eastern edge of Holbrook from the settlements of Horsely and Kilburn. However, the garage is completely obscured from the surrounding views by virtue of its siting to the western side of Twin Barn Hollow. It is fully obscured by the house and retaining walls. The garage will not be visible from any public land and is therefore not considered to have any impact upon the landscape of the surrounding area.




*Figure 6 – Image facing north-east identifying that the building cannot be seen from the conservation area or from vantage points to the east beyond Twin Barn Hollow*

## Ecology and Biodiversity Net Gain

5.24 The entirety of the red line boundary is within the residential curtilage of Twin Barn Hollow, in this case there is not any need to provide a Preliminary Ecological Appraisal or Biodiversity Net Gain Metric as the scheme is exempt due to its status as a householder application.

# 6 CONCLUSION

6.1 Householder planning permission is sought for the erection of a garage in the residential curtilage of Twin Barn Hollow, Moorside Lane, Holbrook, DE56 0TW.

6.2 The garage proposed is to be constructed of materials in keeping with the host property and the historic vernacular of the farmstead for which Twin Barn Hollow is now sited adjacent to. The materials and design taken with the location of the building, at a much lower level than that of the neighbouring Listed Buildings, is considered to have very little impact upon the setting of the listed buildings. In any case, the proposed garage is required for domestic storage, including batteries for solar panels and bicycles and a motorcycle.

6.3 The proposed development, by virtue of its siting, will not have a landscape impact nor will the development be subject to the need to provide Biodiversity Net Gain.

6.4 For the reasons given above, having regard to all material considerations raised and when assessed against the policies in the Local Plan and National Planning Policy Framework taken as a whole, it is considered that planning permission should be granted.




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