[redacted]

Dear AVBC Planning Department

Dethick, Lea and Holloway Parish Council would like to make the following comments:-

AVA/2026/0555 - 1 School Croft Yew Tree Hill Holloway Derbyshire DE4 5AR

Objection

The Parish Council considered this application at its October 7th 2026 meeting following the submission of revised plans to AVBC on September 28th and representations from a parishioner.

The Parish Council has three major concerns in relation to the proposed 'ancillary garden room/store'.

The first objection relates to its extreme bulk. The proposed ancillary garden room/store is drawn at 6.0 meters by 4.5m and a ridge height of 4.115m.This is excessively bulky for its a declared purpose and constitutes approximately two-thirds of the footprint of the actual house, before its proposed extension.

The proportions and volume of the proposed ancillary building alone approaches those of many of its surrounding cottages in the Conservation Area and the Parish Council takes the view therefore that the oversized nature of the proposal should be reconsidered.

The second concern relates to the proposed materials and design. The Heritage and Access Statement states: *"Architecturally, the building has deliberately been given the simple character of a traditional garden outbuilding. It has a pitched roof with restrained grey roof covering and elevations finished in dark stained timber cladding." (Section 6).*

The Parish Council challenges this description: the building is blind on three sides and its large size, extreme, modernist colouring, (grey metal roof and black stained wall cladding), is entirely contrary to the Design Principles set out in the **Dethick, Lea and Holloway Neighbourhood Plan** which, disappointingly, is not referenced at all by the architect.

The Plan clearly states at section headed **'The Importance of Good Design'**, (pages 65-77), that: *'A simple palette of materials should be maintained for the village, with sand and gritstone the predominant finishes.'* The specification of metal roofing is entirely contrary to these principles and the Parish Council always views the use of timber cladding as contrary to acceptable practice within the Conservation Area. The proposed garden room is drawn out as a substantial block-built structure

which could carry alternative external treatments preferably in stone or in a sympathetic brick or render finish with tile or slate roofing.

The third concern relates to the future use of the building. Whilst, in this application, the proposal is firmly defined as 'ancillary' to the main house and is *not* designed for occupation, the Parish Council is always mindful of successive ownership and how a building approved for one purpose can drift into other uses at some other point in the future. Whilst the building as specified appears to have no water supply or drainage, we would endorse Derbyshire County Council's advice that any eventual planning approval is conditioned specifically to rule out use for human habitation, holiday rental or separate occupation.

On these grounds therefore, the Parish Council Objects to the present application as specified and encourages AVBC Officers to urge the Applicant to reconsider the aspects of the application which we have highlighted.

Kind regards

