

## **HERITAGE IMPACT ASSESSMENT**

**PROPOSAL** : **Proposed alterations to garden (part retrospective) and widening of existing vehicular access**  
**ADDRESS** : **Greenacre, Tompkin Road, Stanley, ST9 9LX**  
**APPLICANT** : **Mr and Mrs S Durrant**  
**DATE** : **May 2016**                      **JOB No.** : **2014-2008**

### **CONTEXT**

The application property is a non-listed building in the Stanley Conservation Area. It is a two and one and a half storey dwelling dating from the early part of the C20th- probably the 1930s. The application has recently had an application approved (SMD/2014/0720) that has resulted in the property undergoing a programme of modernisation and construction works. The walls are rendered in a light colour and the windows are modern timber casements with a dark painted finish. The property still has the same form before the works commenced, but it now has a much more modern and contemporary appearance that enhances the Conservation Area.

The Stanley Conservation Area was designated in 1972. It is centred on the junctions of Stanley Bank, Puddy Lane and Tompkin Road. Historic buildings in the Conservation Area are generally small stone terraced cottages and former farmhouses and farm buildings. Later (generally larger) detached dwellings have been added to the village, mostly in the C20th. The application building is one of these later additions.

### **PLANNING POLICY**

The Development Plan for the area comprises the recently adopted Staffordshire Moorlands Core Strategy. The application site is located within the settlement boundary of Stanley and the Conservation Area.

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). In particular policies DC1 & DC2 are relevant to the application.

National Planning Policy Framework Paragraph 128 requires applications to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraphs 131 and 132 require local planning authorities to take account of the impact of a proposed development on the significance of a designated heritage asset, giving great weight to the asset's conservation.

In section 7 (Requiring good design) The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (para 56). Then in section 12 (Conserving and enhancing the historic environment) it states that in determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to

viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

### **DESIGN**

The application proposes alterations to the rear garden that will include minor changes to the levels and the widening of the existing access off Tompkin Road. The alterations to the rear garden will not alter the overall appearance of the property as it will consist of simple and minor complimentary alterations. Due to the extent of the proposal and the fact that they will be located to the rear of the property they will have very little impact on the Conservation Area as the rear garden is not easily viewed from anywhere in the public realm. The widening of the access, whilst at the front of the property will not have an Adverse impact on the Conservation Area as it will be in keeping with other properties within the Conservation Area as well as the host property itself.

### **HISTORIC ASSET EVALUATION**

The application building represents an extended 20<sup>th</sup> century dwelling in Stanley village. Its significance is its contribution to the village character of a mix of older stone modest dwellings and buildings and later, large detached dwellings. The design of the proposed alterations will complement the existing property. The alteration to the garden will have very limited impact on the Conservation Area, whilst the new access will positively contribute. The character of the dwelling will be maintained and its contribution to the historic asset has been preserved. On this basis the proposal is considered to have been favourably assessed against the criteria and is therefore acceptable from a planning and historic viewpoint.