HERITAGE IMPACT ASSESSMENT

PROPOSAL : Erection of a replacement garage with gym
ADDRESS : Greenacre, Tompkin Road, Stanley, ST9 9LX
APPLICANT : Mr and Mrs S Durrant
DATE : September 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 the erection of a replacement garage with a gym. The proposed building is to be located in generally the same area as the original garage and is similar in scale and massing. The proposal is simple in form with two distinct areas the garage and the gym. The garage will be a double garage and the gym area will adjoin. The main roof will be over the garage, whilst the roof over the gym will tie into the main roof. There will only be a set of three openings and they will comprise of a double garage door and a set of double doors on the south east elevation and a set of bi-folding doors on the east elevation. The design is considered to complement the main dwelling.

HISTORIC ASSET EVALUATION

The application building represents an extended 20th 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 garage will complement the existing property. The proposal is located at the rear of the property and will have very limited impact on the Conservation Area as it can't be easily seen from anywhere in the public realm. However, the proposal is in keeping with the existing house and will therefore not harm the Conservation Area. The mass and character of the dwelling remains unaltered and therefore 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.