SAMMONS Architectural LIMITED

Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

PLANNING / HERITAGE AND DESIGN & ACCESS STATEMENT



PROPOSAL : ERECTION OF A SINGLE STOREY REAR EXTENSION WITH OUTSIDE SEATING AREA; INSTALLATION OF 2NO. CONSERVATION STYLE ROOFLIGHTS OVER EXISTING DINING ROOM; INTERNAL ALETRATIONS AND A REPLACEMENT DETACHED GARAGE.

ADDRESS : THE STAFFORD ARMS, THE GREEN, BAGNALL, STAFFORDSHIRE, ST9 9JR

APPLICANT : FREQUENT DINERS CLUB LTD

DATE : OCTOBER 2016 **JOB No. : 2016-2121**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Frequent Diners Club Ltd to prepare and submit a planning application to Staffordshire Moorlands District Council for the erection of a single storey rear extension with outside seating area, a replacement detached garage, 2no. conservation style roof lights over the existing dining room and additional internal alterations to the public house. This property is a Grade II Listed Building that was first listed on 15th December 1986. The property is also located within the Bagnall Conservation Area that was first designated on 25th April 1972 and then further extended on 27th February 1993. Pre-Application discussions have taken place with the Council's Conservation Officer and this proposal is generally considered to reflect the scheme that scheme, which did not raise any adverse issues.

2.0 USE

The use of the building will remain unaltered as a public house.

3.0 AMOUNT

The application proposes a small single storey rear extension with outside seating area, a replacement detached garage, 2no. conservation style roof lights over the existing dining room and additional internal alterations to the public house

4.0 LAYOUT

The application proposes to utilise the existing layout of the building to access the proposed extension and small external seating area. The internal alterations are identified on the submitted plans, but do not affect the overall layout of the public house.

5.0 SCALE

The proposed extension and detached garage will be single storey in form

6.0 LANDSCAPING

A small amount of landscaping will be provided in the outside seating area, but the appearance of the rear of the building will be significantly enhanced through the proposal.

7.0 APPEARANCE

The extension will be traditional in appearance using similar materials to the existing building in the construction.

8.0 ACCESS

The existing access arrangements will remain the same

9.0 PLANNING POLICY

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). The following is considered relevant:

Core Strategy,
SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS6b - Smaller Villages Area Strategy
SD1 – Sustainable Use of Resources
DC1 – Design Considerations
DC2 – The Historic Environment
C1 - Creating Sustainable Communities
T1 - Development and Sustainable Transport

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).

- The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future (para 18)
- The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (para 19)
- Support existing business sectors, taking account of whether they are expanding or contracting (para 21)
- Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Promote the development and diversification of agricultural and other land-based businesses. Support rural tourism that benefit businesses in rural areas, communities and visitors that respect the character of the countryside (para 28)

10.0 HERITAGE ASSESSMENT

The application building is a Grade II Listed Building within the Bagnall Conservation Area. The Listing on the register is as follows:

STAFFORD ARMS PUBLIC HOUSE AND ST CHAD'S HOUSE, THE GREEN, BAGNALL
Grade: II
Date first listed: 15-Dec-1986
Date of most recent amendment: 04-Dec-2002
BAGNALL

1798/4/8 THE GREEN 15-DEC-1986 BAGNALL (West side) Stafford Arms Public House and St Chad's House (Formerly listed as: BAGNALL STAFFORD ARMS PUBLIC HOUSE (3 UNITS))

GV *II*

Group of 3 cottages, now public house and house. C17, altered mid-C19. Coursed and squared stone; machine tile roofs with verge parapets to each unit; ridge stack to left and end stacks to right. 2-storey frontage. Left-hand unit: of 3 windows; casements, widely-spaced to right, boarded door to left of centre with pent porch; blocked entrance to right, now a window. Centre: 2-window range; C19 three-light chamfered mullioned windows, 2 ground-floor windows are offset to right, C19 single-storey gabled porch offset to left, 3-sided front with single-light windows to diagonal sides and Tudor-arch central entrance and boarded door. The roof has an unusual mock-medieval smoke vent to the left. Right (St Chad's House): slightly taller than the remainder, a 4- and 3-light chamfered mullioned window to the first floor, the larger left-hand window has a gabled coat-of-arms below the cill, large 3-sided single-storey bay window to the right side of the ground floor, chamfered mullion and transom windows and solid stone-block, ogee-shaped pitched roof; hipped porch on stone brackets (reminiscent of the work of G.E. Street), boarded door. 3-storey side elevation facing the church (q.v.), has C18 plank door in shouldered architrave and adjoining 2-light stone-

mullioned window; 2-light round-arched window above with chamfered mullions and transoms. The group forms the focus of the village green.

The heritage significance relates to the external and internal design that create the character of the building. The building is two storeys in height and constitutes traditional 'Moorlands' vernacular. The emphasis of the listing is on the front facing elevation and this as stated in the listing forms a focus on the village green and contributes greatly to the contribution of the character of the Conservation Area. The extension and replacement garage are located to the rear of the building, where the contribution to the Conservation Area is limited. This area is currently used by staff in connection with the operation and the running of the business and the detached garage in situ is in poor condition.

The assessment therefore concludes that the proposal will not result in a harmful impact on the building's significance as a heritage asset. Economically, the proposal will give the public house necessary alterations and additions to maintain the competitiveness of the business, thus ensuring that the business remains viable and securing the building's future and positive contribution to the character of the Conservation Area.

This proposal has already been assessed against the Council's current planning policies and the NPPF, which this application will be subject. The assessment concludes that the proposal does not conflict with development plan policy and does not harm the setting or character of this designated heritage asset. On this basis the proposal is considered to have been favourably assessed against the criteria and is acceptable from a planning and historic viewpoint.

11.0 SUMMARY

The application site is within the development boundary of Bagnall, which is a small settlement in Staffordshire Moorlands. The site is also located within the Bagnall Conservation Area and comprises a Grade II Listed Building. Bagnall comprises a small number of scattered individual properties around the focal point of the village green, which this property fronts. The public house is a key and important feature within the village and not only presents a visual focal point, but a social focal point for villagers alike.

Core Strategy Policy SS6b states that it aims to enhance community vitality by protecting and enabling services and facilities which are essential to sustain rural living. Policy C1 states that in order to create sustainable communities at a local level support should be given to proposals which protect, retain or enhance existing community facilities. Policy DC1 states All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. Be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; ensure, where appropriate, equality of access and use for all sections of the community. Policy DC2 states that it will resist development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance.

It is considered that the application is supported by current development plan policy and national guidance contained within the NPPF. The application represents the expansion of an existing existing business; the site is located in a sustainable location; the proposal efficiently uses land within the site and the proposal generates an increase in rural employment with an anticipated 3no. full time positions and 4 to 6 part time positions being created. The additional employment would likely come from the local community, many of whom could travel to work without using a private car. The principal reason for the planning application on this existing public house is to improve the customer experience when using the facility at a time when competition in this business sector is very high. The existing public house is a highly regarded public house in Staffordshire Moorlands and is very popular as it provides for good pub food in an attractive and friendly environment.

12.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

The application is again considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. It is considered that the proposals are complimentary to this Listed Building. Furthermore, the proposal will not harm the amenity of local residents or create any highway safety issues. The extension will operate under the existing terms of the existing license and the outside seating area will close at 10.00pm. The site has sufficient levels of parking provision to meet the needs of the development, which are likely to be similar to those present currently.

The NPPF is also a material planning consideration and the proposals accord with its thrust towards supporting the sustainable growth of businesses in rural areas through well designed new buildings. The application scheme has been identified as an essential requirement for this rural business to enable it to be sustainable. The Local Authority is therefore politely requested to support this application and grant planning permission.