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PLANNING / HERITAGE AND DESIGN & ACCESS STATEMENT



PROPOSAL : **CHANGE OF USE OF GROUND FLOOR (NO.78) FROM RESIDENTIAL (C3) TO VETERINARY CLINIC (SUIS GENERIS) WITH THE ERECTION OF 2NO. SINGLE STOREY REAR EXTENSIONS AND ADDITIONAL INTERNAL ALTERATIONS.**

ADDRESS : **78 & 80 BROAD STREET, LEEK, STAFFORDSHIRE, ST13 5NS**

APPLICANT : **MR R KONEN**

DATE : **NOVEMBER 2016** **JOB NO. 2016-2184**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr R Konen to prepare and submit a planning application to Staffordshire Moorlands District Council for the change of use of ground floor (no.78) from residential (C3) to veterinary clinic (suis generis) with the erection of 2no. Single storey rear extensions and additional internal alterations. The existing veterinary business has established itself in Leek for many years. The site is located within the Leek Development Boundary. The area is categorised by a mix of uses mainly including commercial and residential. The site is centrally located off a main arterial route (A53) into the town centre. The premises face the Leek Conservation Area, where the boundary is located on the other side of the road.

2.0 USE

The current use of the properties is as a dwelling and veterinary clinic. This will not alter as part of the proposal apart from the extension of the veterinary clinic into the residential property at ground floor.

3.0 AMOUNT

The proposal measures approximately 50m^2, which is broken down with the floor area of the change of use amounting to 33m^2, in addition to the single storey extensions that total 17m^2.

4.0 LAYOUT

The internal layouts will be altered slightly to allow the change of use at ground floor of no.78 and access from no. 80. Whilst the extensions will be sited off the north facing rear elevations.

5.0 SCALE

The scale of the proposal will be relatively low and will be subordinate to the main building, especially as the rear extensions will only be single storey.

6.0 LANDSCAPING

The application site is reasonably well screened, and no additional landscaping is proposed through this application.

7.0 APPEARANCE

The external appearance of the buildings will generally remain unaltered, especially from the front elevation. The single storey extensions at the rear will be subordinate and will not be easily seen from anywhere in the public realm due to their enclosed location at the rear.

8.0 ACCESS

The proposal will use the existing access arrangements already in use.

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):

Core Strategy,

SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS5a – Leek Area Strategy
E1 – New Employment Development
DC1 – Design Considerations
DC2 – The Historic Environment
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:

Paragraphs 1 – 17.
Section 1: Delivering Sustainable Development.
Section 7: Requiring Good Design.
Section 12: Conserving and enhancing the historic environment

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)
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para 128)
- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (para 129)

10.0 HERITAGE

The application building represents an early 20th late 19th century terrace on the northern side of the A53. The application site is not within the Leek Conservation Area, but it borders it. The significance of the Conservation Area is its contribution to the character of the town through a mix of older stone and brick properties of a variety of uses. The proposed scheme will not adversely impact or change the character of the existing properties. The alterations and extensions proposed will have very limited impact on the Conservation Area as the front elevation will remain unaltered whilst the new extensions will be located to the rear. The character of the buildings will be maintained and its contribution to the historic asset will be 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.

11.0 SUMMARY

The veterinary clinic is an established business in Leek and provides a valued service to residents of Leek and the surrounding areas. Due to the popularity of the clinic the business needs to expand and therefore so do the premises. The application site is within the development boundary of Leek, which is a small settlement in Staffordshire Moorlands. The site is not located within the Leek Conservation Area but adjoins it.

Core Strategy Policy SS5a states that it aims to increasing and improving the provision of educational, health and community facilities and enabling further shared use of facilities; supporting improvements to the range and diversity of educational, health, cultural and community services and facilities in the town. Policy E1 states that the sustainable redevelopment, intensification or improvement of existing employment sites for new business and industrial developments will be supported provided it would not have an unacceptable impact on the amenities, character or appearance of the area and is in compliance with other policies in the Core Strategy. 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 business that is located in a sustainable location in Leek. Whilst part of the proposal involves the change of use of a dwelling to veterinary clinic, it is only at ground floor and therefore does not involve the total loss of a residential unit as it is only changing from a house to a flat. The proposal does not raise any concerns with regards to the character of the area as the area comprises various uses. Additionally, the proposal does not give rise to any adverse impacts on residential amenity, as the business has operated for many years and not generated any adverse issues through noise or disturbance. The proposal has operated for many years and has not created any issues with regards to highways safety either. It is envisaged that the expansion of the business will not change this situation as the site is located in a very sustainable location and there are adequate areas to park on neighbouring roads.

The proposal forms a sustainable extension of an existing business that is able to expand in its current location through a change of use, modest extensions and minor internal alterations. The proposal generates an increase in employment opportunities with an anticipated 3no. full time positions and 1no. 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 is that the business is so well regarded by the community, it needs to expand to maintain the high level of service provided. Without expansion of the premises it is considered that the business will not be able to grow and will therefore be constrained, which would likely have a harmful impact on its long term viability.

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.

Paragraph 18 of the National Planning Policy Framework confirms that the Government is committed to securing economic growth in order to create jobs and prosperity in the UK. It goes on to state in paragraph 28 that 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. In addition, it states that support should be given to the sustainable growth and expansion of all types of business and enterprise in rural areas. If the Council fail to support this proposal, it will hinder the growth of the business and its overall sustainability.

This application is considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. The business positively contributes to the local community and local economy. The proposal raises no issues with regards to its impact on the visual amenities in the locality nor on the building itself. Furthermore, no adverse impacts will occur with regards to highway safety or residential amenity. The Local Authority is therefore politely requested to support this application and allow this local business to grow and meet the demands of its customers thus securing its long term future.