

# PLANNING / HERITAGE AND DESIGN & ACCESS STATEMENT



**PROPOSAL : ERECTION OF A SINGLE STOREY REAR EXTENSION**

**ADDRESS : WESTVIEW, KNYPERSLEY HALL, BIDDULPH,  
STAFFORDSHIRE, ST8 7AN**

**APPLICANT : MR N RASHID**

**DATE : DECEMBER 2016**

**JOB No. : 2016-2152**

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## **1.0 INTRODUCTION**

Sammons Architectural Ltd have been appointed by Mr N Rashid to prepare and submit a planning application to Staffordshire Moorlands District Council for the erection of a single storey rear extension. The application building consists of a Grade II\* listed building on land that is designated as Green Belt. This proposal has been the subject of pre-application advice and it is considered that the proposal has incorporated all the suggestions and guidance received as part of the process.

## **2.0 USE**

Residential extension

## **3.0 AMOUNT**

The application proposes a single storey rear extension.

## **4.0 LAYOUT**

The rear extension will be accessed from the existing kitchen / dining room and will consist of a family room at ground floor with a bedroom in the roof space.

## **5.0 SCALE**

The scale of the proposal is subordinate to the main dwelling that is two storeys in form. The physical external appearance of the extension will be single storey.

## **6.0 LANDSCAPING**

No landscaping is proposed as part of this application.

## **7.0 APPEARANCE**

The application proposes a single storey building that will be constructed out of similar materials to the main dwelling (rendered walls and a slate roof). The proposal will have a family room at ground floor and a bedroom in the roof space. The proposal will be attached to the main dwelling by a glazed link. The glazing for the extension will be located on the north west and south west facing elevations. No other windows are proposed on any other elevations.

## **8.0 ACCESS**

The proposal will use an existing access.

## **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

SS6c - Other Rural Areas Area Strategy  
SD1 – Sustainable Use of Resources  
DC1 – Design Considerations  
DC2 – The Historic Environment  
DC3 - Landscape and Settlement Setting  
R2 - Rural Housing

### 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)
- 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)
- Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness (para 60)
- A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. One of the exceptions to this are the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building (para 89)
- The desirability of new development making a positive contribution to local character and

distinctiveness (para 126)

- 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)
- The desirability of new development making a positive contribution to local character and distinctiveness (para 131)

## 10.0 HERITAGE ASSESSMENT

The application property is part of Knypersley Hall, which is a Grade II\* listed building. The property was first listed on 22<sup>nd</sup> August 1994. The listing states:

*House. Circa early-mid C18; reduced and remodelled C19. Roughcast brick. Slate hipped roof with lead rolls to hips and ridge. Brick axial stacks. PLAN: The original C18 house was of three storeys and 2:3:2 bays facing south west. In the C19 the four west bays [most of the house to the north west] were demolished and the 4-bay south east side became the principal front. EXTERIOR: 2 storeys, symmetrical 3:2:3 window south east front, the flanking 3 windows in 2-storey canted bays, the centre round-headed, all with keyblocks, cills and 12-pane sashes, ground floor right and centre with thick glazing bars, ground floor left glazing bars removed; doorway to left of centre with fanlight and glazed and panelled door. Left return, remains of original front, 1:2 bays, left bay recessed. The north east, originally the rear, is recessed at centre; the north west elevation is irregular. INTERIOR: Fine open-well, open-string staircase has scrolled tread-ends and a wrought-iron and brass balustrade with anthemion decoration and monogram JB and date 1800, signed W. Marsh; the moulded mahogany handrail is wreathed over the curtail. The drawing room has a remarkable mid C18 Rococo plaster ceiling, the design spread over the flat ground with arabesques, interlacing, cartouches, shells, ribands, baskets of flowers, branches of blossom and delicate sheaves, all in deep relief, especially the elaborate centrepiece; there is an enriched modillion cornice. The front left [east] room has a moulded dentilled cornice. NOTE: Knypersley Hall was the seat of Sir Francis Bowyer in the early C17. The house was rebuilt in the early to mid C18 and in the early C19 it became the home of the Bateman family. James Bateman, the eminent horticulturalist and landscape gardener, who designed the gardens at Biddulph Grange [qv], grew up at Knypersley where he executed his first landscape designs. The house and park are illustrated on a Spode plate made to commemorate James Bateman's 21st birthday in 1832. SOURCE: Hayden, P., Biddulph Grange: National Trust 1989; pp 62 and 63.*

The application building represents a particularly sensitive part of this Grade II\* Listed Building, that has been much altered over the years. The design of the proposed extension is now in a more traditional form with a lightweight glass link that will complement the existing property. The proposal is located at the rear of the property and will have very limited impact on the more sensitive areas of the listed building. The proposal is in keeping with the existing house and will therefore complement the existing dwelling. The mass and character of the dwelling been maintained and its contribution to the historic asset has been preserved.

This assessment of significance has been assessed the proposal against the Council's planning policies and the NPP Framework. The assessment concludes that the proposal does not conflict with development plan policy and does not harm the setting or character of the Listed Building. The

assessment has analysed the character and value of the application building and its setting and has concluded that the proposal does not harm the historic and architectural asset. It is considered that the nature of the proposal and the understanding of the asset do not require expert intervention. 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 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.

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.

It has already been acknowledged by the Council that the part of the building that will host the extension is not a particularly sensitive part of the listed building. In addition, the design has been recognised as being complementary to the existing property. With regards to the impact of the proposal on the Green Belt it should be noted that extensions are considered to constitute one of the exceptions in paragraph 89 of the NPPF providing the proposal does not amount to a disproportionate addition.

## **12.0 CONCLUSION**

The application is considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. It is considered that the proposal constitutes a complementary addition to the existing property and will not harm the character or setting of the listed building or the openness of the Green Belt in which it is sited. Therefore, the Local Authority is politely requested to support this application and grant planning permission accordingly.