HERITAGE IMPACT ASSESSMENT

PROPOSAL : Erection of part two and part single storey rear / side extension following demolition of detached garage.
ADDRESS : Clachan, The Green, Bagnall, Stoke-on-Trent, ST9 9JR
APPLICANT : Mr and Mrs Pendlebury
DATE : May 2017 JOB No. : 2017-2217

CONTEXT

The application property is a semi-detached dwelling that is a non-listed building in the Bagnall Conservation Area. It is a two storey dwelling dating from the late part of the C20th. 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.

In the Bagnall Conservation Area Appraisal it states that *the boundary has been drawn tightly round the historic settlement, excluding the southern parts of the ancient closes whose character is largely protected by being in the Green Belt. The north of the Conservation Area includes St Chads Church and beyond this the land falls away so that a fringe of modern development has little impact on the Conservation Area. To the northwest a substantial area has been included that is not part of the original settlement. This section of the boundary has been drawn to include a good but late farmstead a Manor Farm and to provide a rural buffer between the Conservation Area and further new building*



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 Bagnall 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 part two and part single storey rear / side extension following demolition of detached garage. The proposal is considered to represent good design as existing features present in the design of the existing property will be replicated. The overall appearance will be simple in form that will create a form of development that integrates well with the host dwelling. The scale, form and appearance of the proposal are considered to be subordinate that will again complement the existing property.

HISTORIC ASSET EVALUATION

The application building represents a mid-20th Century dwelling in Bagnall. Its significance is its contribution to the character of the village, which in this location comprises of a mix of older stone buildings and late 20th Century dwellings. The design of the proposal will complement the existing property. The proposal will involve the replacement of an existing detached garage that does not positively contribute to the Conservation Area. The scale and mass of the proposal can be comfortably located within the site and in addition the site cannot be easily seen from anywhere in the public realm. As such, the character and appearance of the host dwelling will be maintained and the 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.