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PLANNING / HERITAGE STATEMENT



PROPOSAL : **REPLACEMENT DETACHED GARAGE (RE-SUBMISSION OF SMD/2017/0341)**

ADDRESS : **STATION HOUSE, 1 PARK LANE, CHEDDLETON, ST13 7JS**

APPLICANT : **MR KRÄHENBÜHL**

DATE : **AUGUST 2017** **JOB No. : 2016-2150**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr Krähenbühl to prepare and re-submit a planning application to Staffordshire Moorlands District Council for the erection of a replacement garage. Whilst a statement is not required for this planning application, one has been submitted to clarify the position and reasoning behind the proposal. The main difference in this proposal compared to the previously approved scheme (SMD/2017/0341) is the finish of the materials used in construction, which is still timber but now stained with a natural finish compared to paint previously. Due to the pre-commencement condition attached to the previous approval a new application is considered the most appropriate and cost-effective way in which to address this minor alteration.

2.0 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 therefore considered relevant:

Core Strategy,
SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS6c - Other Rural Areas Area Strategy
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:

1. Building a strong, competitive economy
7. Requiring good design
9. Protecting Green Belt land

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).
- 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 local distinctiveness (para 60)
- A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. An exception to this is: the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces (para 89)

3.0 HERITAGE ASSESSMENT

The application proposes the replacement of the existing detached garage on land that that is still within the domestic curtilage, but forward of the principal elevation. The design and layout of the proposal was guided by the character of the existing dwelling and the appearance of Wall Grange Station when it was used in connection with the railway.

The application site is located outside any settlement boundary and is therefore located in the open countryside and in this instance is also located within the Green Belt. Whilst Station House is located within the Caldon Canal Conservation Area, the application site is not. The application site represents a discrete location within the residential curtilage of the property, which is well screened by mature trees and established vegetation. The proposal will not result in any loss of trees and the proposal will replace an existing concrete garage and lean to that have no architectural merit.

Although the application site is not in the Conservation Area, it borders it. The significance of this part of the Conservation Area is the canal and its rural setting. This application still proposes no changes to the south elevation that faces the Conservation Area. It is considered that the layout and design of the garage will have no greater impact on the neighbouring Conservation Area with the proposal due to its overall modest size and enclosed location. Furthermore, it is considered that the design is a significant improvement on the current building that is in situ.



4.0 SUMMARY

It is considered that this proposal is reasonable and justified. The proposal is to replace an existing garage that has a lean to attached to it. The existing footprint of the buildings is approximately 37m^2, whilst the footprint of the garage is 41m^2, which is comparable. The additional lean to that will provide a log store and chopping area will only have a roof over this area, so that it will help to maintain the openness and keep the scale and massing of the building to a minimum. The ability to store the wood and have a chopping area will significantly improve the area as currently this wood is stored along the northern boundary. The design has taken lead from the historic railway buildings that used to be present on site, when the property operated as a railway station. The proposal will not create any adverse impacts on the existing property or the surrounding area. The proposal will not harm the Green Belt and nor will the proposal have a harmful impact on the neighbouring Conservation Area. The proposal will involve the demolition of an existing detached garage that is industrial in appearance and replacing it with a structure that is again more appropriate in design and form for this location.



5.0 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.

It is considered that the replacement garage will still be appropriate in scale and design and will not have a detrimental impact on the existing dwelling, the Green Belt or the neighbouring Conservation Area. A significant advantage is present and that is through the improved quality in design of the proposal when compared to the structure already in situ and as such it will relate better visually to the house and the wider area. The proposal will also help to contain and tidy up the current way that the logs for the house are stored and cut.

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 is an acceptable form of development that will complement and maintain the character of the existing building with no adverse impacts on the wider visual amenities in the area. The Local Authority is therefore politely requested to support this application and grant planning permission accordingly.