DESIGN[21]
architecture

Planning Design Statement

Location:
Chapel of the Good Shephard
Thorncliffe Lane,
Thorncliffe,
Nr. Leek

Planning History:
Application ref. SMD/0622
In 1986 change of use was granted to convert the Chapel to a dwelling.
Application ref. SMD/0679
In 1986 conversion of the chapel to a dwelling was granted.

Works started to convert the chapel with internal alterations and the buildings roof being replaced with new rooflights installed. Up to the present date works have remain incomplete and are planned to recommence this Spring with the intention of the client moving in when works have been completed.

01.08.2018

Through a planning surgery our client met with James Stannard of High Peak to discuss the local authorities view with respect to construction of a detached garage.

Points which were confirmed consisted of;

Site located outside of development boundary in open countryside

Proposal subject to restrictive policies controlling development in rural areas (Core Strategy Policies SS6, SS6c, R1)

Principle of development acceptable subject to any building preserving the rural character and quality of the area, and all other

material considerations which include Design (Core Strategy Policy DC1); Landscape Character & Visual Impact (Core Strategy Policy

DC3); and Trees (Core Strategy Policy NE1, Emerging Local Plan – Submission Version (Feb 2018) Policy NE2)

Key Design Considerations are Scale, Layout, Height, Massing, and Visual Appearance.

Any building should be subordinate, secondary, and well related to the existing dwellinghouse.

01.02.2019

Design 21 emailed their scheme proposals to J. Stannard for initial feedback in advance of a formal application being submitted.

In summary the comments raised consisted of;

Siting

Concern was raised over the siting of a detached garage being located too far away from the existing Chapel. This point is addressed under the current scheme being submitted with the garage being positioned adjacent to the chapel.

Scale

Concern was raised over a double detached garage being proposed. This point again has been addressed under the current scheme with the garage being reduced to a single garage, sized slightly wider for area.

Mass

Concern was raised over the garage height and roof pitch. Our current proposal is to finish the garage with a pitched roof set to a pitch which relates to Chapel.

Finishes

Our proposal is to finish the roof and walls in materials which match as close as possible those used on the chapel.

Orientation

The roof to the proposed garage has its gable form facing the existing main Lane to relate to the existing chapel.

Summary

It was considered that the planner could support the proposal in a location adjacent to the chapel to a reduced scale of that originally proposed. With works due to commence early this year to complete and occupy the chapel it is felt that this garage space would greatly enhance and support the new dwelling.