Design & Access Statement
incorporating a Heritage Statement

This Design and Access Statement is submitted in support of a full planning application for the construction of a proposed kitchen extension with bedroom over at 7 Church Lane, Checkley, ST10 4NJ. The site is wholly owned by the applicants.

Site Location and Context Assessment

Visual inspection of the site undertaken prior to preparing the application proposal in order to identify any particular constraints and noted that the property is located in the heart of the village and is situated between St Mary's and All Saints Church which is a Listed Building and Tynwald (a modern detached property reference SMD/1982/0408.

Checkley is classed as a Small Village for the purposes of local planning.

Rear Elevation

Description of the Application

The proposal is to extend the existing 2004 single storey kitchen extension by 2.365m and build above to make a fourth bedroom for use by the current occupants.

Planning History

The property benefits from previous applications in relation to a single storey extension and garage – applications which were approved and which could reasonably be expected to have been submitted to accommodate changing residential needs.

Design Component

The application seeks full planning permission to construct a **kitchen extension with bedroom over.**

The extension is to be built in red reclaimed brickwork with white upvc facing windows with flush fitting casements and a black solid door with white upvc frame on the side elevation facing the neighbouring property. Both the windows and door are to be set back from face of brickwork 40mm, and to have brick soldiers above and the windows are to have stone cills. The rood will comprise Staffs. Blue tiles with crested ridge tiles to match the existing roof as shown in the image on page 5. Rafters to be exposed as existing and timber brackets on the gab e end – all to be painted black to match the host property. Rainwater good to be black pvc on rise and fall brackets.

- Scale – the design is illustrated on the attached drawings. The massing and bulk of the proposed dwelling is proportionate to the size of the site. The proposed extension increases the building footprint by 8.61sqm.
- Layout – the extension is laid out to reflect the host property and is designed to minimise overlooking to ensure privacy is maintained. The boundary, which comprises a row of mature trees, with the neighbouring church is not affected
- Appearance – The assessment of the site and its context has highlighted a number of potential visual constraints and opportunities and mitigation of visual impact of the proposed development in particular on views from the immediate and wider landscape to the south and east as well as existing neighbouring residential properties will be managed through having regard to the existing built context and character of the host property and Checkley village in terms of appearance and materials, thereby ensuring that the development is physically and visually well contained within the application site.
- Landscaping, surfacing and boundary treatment – the property already benefits form a private garden and amenity space – this will be unaffected by the extension.

Rear elevation

The Applicants have complied with the LPA's design guidance.

Sustainability Issues

- The Local Context: the area in which the proposal is intended to be situated is an existing mature residential area comprising predominantly detached and semi-detached property.
- The Built Form: this will comply with current energy efficiency standards.
- Waste and Recycling: not applicable.
- The completed development will not generate additional waste over and above normal household waste.

Planning Policy

Staffordshire Moorlands District Council – Policy Guidance

The Development Plan for the area comprises the Core Strategy

The Core Policies for guiding development are identified as being;

1. Policy SS1 Development Principles underpins the whole Core Strategy and sets out criteria which will be applied to all development proposals, and accordingly should be attributed weight.
2. Policy SS9 Small Village Strategy - These settlements shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland.

The key issues for consideration:

- The Principle of development in particular whether the proposed development is appropriate development in this location
- Whether there are any reasons to approve the application which 'outweigh' the general presumption against development in this type of location, namely impact on the Conservation Area and the setting of neighbouring Listed Buildings.

Smaller Villages Area Strategy These settlements shall provide only for appropriate development which enhances community vitality or meets a local social or economic need of the settlement and its hinterland. The Council and its partners will achieve this through the following actions:

Design Policies The proposal is compliant.
The extension has been designed to be single storey thereby minimising its impact on the street scene in this location as well as being suitable and appropriate for the applicant's health needs.

Access

Highways and Access No new access roads will be required and the construction traffic required to construct the extension would be able to access the site using the existing access.

Pedestrian Permeability Pedestrians will continue to be able to use existing pavement areas. There are no known Public Rights of Way affecting the site.

Heritage Statement

The host property is located within the Checkley Conservation Area but is not a Listed Building. It is located adjacent to St Marys and All Saints Church which is Grade 1 listed. It faces across Church Lane Manor Farmhouse which is Grade 2 listed. By nature of the location of the extension to the rear of the host property the setting of neither of these Listed Buildings will be affected in any way as the extension will not be visible from the front elevation. The external facing and roofing materials match the colour, form and texture of those of the host property.
Applications for extensions to meet functional domestic need have been approved in the locality; namely 20 Church Lane, 22 Church Lane and Wisbar also on Church Lane.

Checkley Conservation Area was designated in 1977 and there is no Character Appraisal published on the LPA's website.

Commentary

The application understands that fact that the local planning authority are keen *to ensure that the character and life of the settlement is not undermined* by the approval of inappropriate development.

In the circumstances it is respectfully requested that as the planning application accords with adopted local and national policy that permission be granted.

Rear Elevation showing roof line

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