Rob Duncan
Planning
Consultancy

PLANNING & HERITAGE STATEMENT

CHURNET VIEW, BASFORD HALL, CHEDDLETON

MARCH 2019

Site Address:
Churnet View, Basford Hall, Basford Green Road, Cheddleton, Staffordshire, ST13 7ER

Applicant:
Mr. W. Scott-Moncrief

Proposal:
Retention of patio / amenity space to rear of dwelling and retention of post and rail fencing and five bar gate, and erection of new post and rail fence and hedgerow to enclose patio area.

Planning & Heritage Statement:
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1 Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. W. Scott-Moncrief to seek planning permission to retain works that have been undertaken at Churnet View, Basford Hall, Nr. Cheddleton to create a rear patio area.

1.2 By way of background, planning consent was originally granted to convert this building into ancillary residential accommodation under applications SMD/2014/0693 and SMD/2014/0694. The approved scheme included no amenity space provision. Planning permission was subsequently sought, and granted, to remove the occupancy restriction imposed on the original planning consent, in order to enable the accommodation to be occupied as an independent dwelling (SMD/2016/0066). The approved site location plan encompassed the creation of an area of domestic curtilage in lieu of a former lean-to extension that was demolished as part of the approved scheme.

1.3 To the rear of the building the applicant has subsequently laid a patio area which is enclosed by a post and rail fence along its northern boundary, and by a five bar gate. The application seeks consent to regularise these works, and in addition also seeks consent to erect a post and rail fence along the western boundary of the patio, and to supplement this with an indigenous hedgerow in order to provide a defensible boundary to the curtilage.

2 Site & Surroundings

2.1 Basford Hall and its associated range of outbuildings are Grade II Listed Buildings and have formed part of the Basford Estate since the 1830s. The building the subject of this submission comprises a detached, former agricultural building that was previously used for the keeping of livestock

associated with the historical agricultural activities of the Basford estate. It is listed by its association to Basford Hall Farmhouse, and been converted into an independent dwelling by virtue of applications SMD/2014/0693, SMD/2014/0694 and SMD/2016/0066). The building is located to the west of Basford Hall, and is flanked on its eastern side by the existing access track that serves further properties within the Estate. The northern boundary is enclosed by established hardstanding, with the western boundary enclosed by land which has been seeded to grass.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area comprises the Staffordshire Moorlands Core Strategy (2014) of which the following policies are considered to be of relevance:

3.2 Policy SS6c of the Core Strategy relates to the 'Other Rural Areas Area Strategy' and states that these areas will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. It goes on to state that local housing needs will be met, inter alia, by allowing the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2.

- *Allowing suitable development which would secure the future conservation of a heritage asset in accordance with policy DC2*

3.3 Policy R1 of the Core Strategy relates to 'Rural Diversification' and states that development in the rural areas outside the development boundaries of the towns and villages will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside, promotes the sustainable diversification of the rural economy, facilitates economic activity, meets a rural community need and sustains the historic environment. Appropriate development should not harm the rural character and environmental quality of the area or any sites designated for their nature conservation, or historical interest by virtue of the scale, nature and level of activity involved and the type and amount of traffic generated or by other effects such as noise and pollution. Wherever possible development should be within suitably located buildings which are appropriate for conversion. Where new or replacement buildings are involved, development should have minimal impact on the countryside and be in close proximity to an existing settlement. Priority will be given to the re-use of rural buildings for commercial enterprise, including tourism uses, where the location is sustainable and the proposed use does not harm the building's character and/or the character of its surroundings.

3.4 Policy R2 of the Core Strategy relates to 'Rural Housing' and identifies a number of categories of development which will be permitted in the rural areas. This list includes, *inter alia*:

- *The conversion of non-residential rural buildings for residential use where:*

  - *the building is suitable and worthy in physical, architectural and character terms for conversion; and*

  - *it can be demonstrated that agricultural or commercial use is not viable or suitable. In such cases there will be a requirement for a*

marketing exercise to be carried out by a suitably qualified professional or other evidence that the building would be unsuitable for a commercial use; or

- *conversion to residential use would enable a building of particular merit to be safeguarded.*

3.5 Policy DC1 of the Core Strategy relates to 'Design Considerations' and states that all development should be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. It goes on to state that new development should (amongst others):

- *be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;*

- *be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance;*

- *protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;*

- *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use; ensure that existing drainage, waste water and sewerage infrastructure capacity is available.*

3.6 Policy DC2 of the Core Strategy relates to 'The Historic Environment' and states that the Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular scheduled ancient monuments, significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas, registered historic parks and gardens, registered battlefields and archaeological remains by:

1. *Resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance.*

2. *Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of conservation area appraisals, design statements, archaeological assessments, characterisation studies and Masterplanning.*

3. *Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development, including enabling development, unless their retention is not viable or there would be substantial planning benefits to outweigh the loss.*

4 Other Material Considerations

National Planning Policy Framework (July 2018)

4.1 The National Planning Policy Framework sets out the Government's approach to safeguarding heritage assets and securing the delivery of sustainable rural

development (amongst others). The content of this document is explored in more detail within the Planning Assessment below.

5 Planning Assessment

5.1 The original application to convert this building to ancillary living accommodation (SMD/2014/0693) did not explicitly include the provision of any amenity space for future occupiers. The subsequent application to remove the residential occupancy restriction (SMD/2016/0066) likewise did not explicitly include the provision of any rear amenity space. The building is now occupied as an independent dwelling, and it is considered reasonable for a modest area of domestic curtilage to be provided to the rear of the building for use by occupiers of the property.

5.2 The area of patio created to the rear of the property extends to approximately 60 square metres, and is surfaced in stone slabs. It is enclosed on its northern boundary by a post and rail fence, which extends further westwards to also enclose a grassed area of land. The Local Authority has previously expressed concerns about the extent of the total amenity space created, and to allay these concerns, the applicant proposes that the western boundary of the patio area be enclosed by a further post and rail fence, and supplemented with an indigenous hedgerow. In doing so the patio area / amenity space will be wholly enclosed with a defensible boundary. The grassland beyond will be left to grow naturally, and in itself, does not have a domestic appearance (see photographs in Appendix A).

5.3 Post and rail fencing is in keeping with the character of the estate, which includes numerous such boundary treatments, including along the eastern side of the main approach to Basford Hall. It is therefore considered to be an appropriate boundary treatment to enclose the patio area. The eastern

boundary of the amenity space, to the north of the building, is enclosed by a five bar gate, which is also proposed for retention. This is a nod to the former agricultural use of the buildings and is also considered to be in keeping with the character and appearance of the area.

5.4 The amenity space, owing to its location to the rear of the building, and away from principal views towards and away from the nearby Grade II Listed Buildings (Basford Hall and Basford Hall Farmhouse) is not considered to derive any material adverse harm to the character and appearance of the area. The patio area is furthermore located in the general area of the former lean-to extension that existed on the site, and consequently does not result in any encroachment of development beyond that which previously existed. The proposed patio/amenity space is therefore considered to be acceptable in terms of its impacts on the character and appearance of the surrounding area.

5.5 From a heritage perspective, the existing building is listed by its association to the nearby Basford Hall Farmhouse, but is not a statutory listed building in its own right. As a heritage asset it can be afforded a moderate degree of significance. The building lies within the Basford Hall Estate, which encompasses a number of Grade II Listed Buildings, including two to the east /northeast of the existing building (Basford Hall and Basford Hall Farmhouse). The Grade II Listed Buildings are deemed to have a high degree of significance as heritage assets.

5.6 The works to create the patio, for reasons set out above, are not considered to detract from the character and appearance of the area, and owing to its location away from principal views towards and away from the two nearby Grade II Listed Buildings, will not derive any material adverse harm to the setting of these Listed Buildings, or the setting of the curtilage Listed Building.

5.7 I also draw attention in this regard to the Local Authority's recent approval of planning consent to convert the nearby Stables into a dwelling (SMD/2018/0500). That scheme encompassed the creation of an area of amenity space to the west of the existing building, surfaced with cobbles. This element of the proposal was found not to be harmful to the setting of the Stables (curtilage Listed), nor to the setting of the Grade II Listed Farmhouse, whose rear elevation faces onto the amenity space to be created. The works the subject of this current application are located much further away from the principal Listed Buildings, but also encompass a modest area of amenity space surfaced with hard materials, and consequently it is considered that they will not derive any material adverse harm to the significance of the existing heritage assets, in particular the main Grade II Listed Buildings.

6 Conclusion

6.1 For the reasons set out within the Planning Assessment above it is considered that the retention of the patio area, along with the retention of the post and rail fence enclosing the northern boundary, and the five bar gate, coupled with the proposed post and rail fence with hedgerow to enclose the western boundary of the amenity space, is reasonably necessary and does not materially detract from the character and appearance of the surrounding area, or the from the significance of the existing buildings as heritage assets.

6.2 The development is therefore in accordance with the provisions of policies SS6c, R1, R2, DC1 and DC2 of the Staffordshire Moorlands Core Strategy, and guidance set out within the NPPF. The Local Authority is therefore respectfully requested to grant planning permission for the development.