

APPLICATION REFERENCE: SMD/2022/0125

TOUCHWOOD, LAKE ROAD, RUDYARD, ST13 8RN.

HERITAGE STATEMENT.

**PROPOSED ALTERATIONS IN ROOF SPACE TO FORM ACCOMMODATION AND REAR FACING
DORMER WINDOW**

1. This statement is submitted on behalf of Mr G Hayward to assist the planning authority's consideration of a planning application at Touchwood, Lake Road, Rudyard. The existing property is a 2-bedroom detached bungalow with a frontage to Lake Road. There is presently no accommodation within the roof space which means that, overall, the property has the appearance of a large single storey building.

2. The proposal relates to the construction of a dormer window and rooflights to the rear elevation in order to provide an en-suite bedroom with dressing room, and staircase within the roof space. The eaves and ridge line would remain as existing. Facing materials would match the existing dwelling and there are no proposals to alter the parking or garden arrangements at the site. All the existing boundary treatment and landscaping would be retained.

3. The site lies towards the west side of Lake Road and is within the Rudyard Conservation Area (South Designation) which is also subject to an Article 4 direction. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

4. Paragraph 194 and 195 of the National Planning Policy Framework (Framework) require applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the asset's importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal. Paragraph 197 states: -

'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. "

5. The designation of the conservation area at Rudyard is part of the Churnet Valley Masterplan where Rudyard is at the northern end of the plan area. The Conservation Area Appraisal, prepared in July 2016, sets out proposals for the preservation and enhancement of the conservation area. The Appraisal summarises the key elements of the area as follows: -

- ✓ A place of natural beauty dominated by a man-made, early 19th century reservoir.
- ✓ A largely Edwardian tourist resort with wide range of both land-based and water-based activities: walking, cycling, rowing, canoeing, sailing, angling and a miniature steam railway, attract a wide range of visitors each year.
- ✓ An exposed and dramatic location, dominated by views from the dam, the lake itself and the A523; weather patterns on the lake can change rapidly and the valley can produce a significant fetch.
- ✓ Lush vegetation, with areas of ornamented landscape and a backdrop of dense mixed woodland connect spaces and frame the main views.
- ✓ Pockets of visitor holiday accommodation to suit various budgets, developed piecemeal following late nineteenth century land auctions.
- ✓ Widespread and historic public access - long interconnected public routes along the footpath networks encircle the lake and run alongside the canal feeders; combined footpaths and cycleways run along the route of the former Churnet Valley railway line, with water-based access up and down the lake.
- ✓ Picturesque groupings of traditional and modern boathouses and chalets punctuate the lakeside.
- ✓ A few large 19th century villas sit with extensive and mature landscaped grounds.
- ✓ An intimate narrow network of rural lanes and scattered ribbon development line the approach routes, hidden from the wider area by the rolling agricultural setting.

6. For the purpose of describing the relevant areas in the appraisal, Rudyard Conservation Area has been split into seven Character Areas. Lake Road (Character Area 4) is described as being characterised by scattered and piecemeal development of mainly suburban form with properties generally being small in scale, semi-detached dwellings, or small villas. Clusters of buildings are grouped together strung out along the lane, with little unified character but altogether forming an eclectic collection of architectural styles typifying the late 19th and early 20th century.

7. The existing bungalow at Touchwood was built post 1930 and is not a landmark building. The proposed alterations are at the rear of the property and there are no public views into this part of the site. The dormer window would be constructed from matching materials that would complement the host dwelling and achieve a high-quality appearance. The proposal would respect the overall context of the site and satisfy the guidelines within the Conservation Area Appraisal. In light of this it is reasonable to conclude that the proposal would not cause any harm to the significance of the heritage asset and planning permission should be granted.

25.04.22