

4087 The Shippon

Design and Access Statement

This report has been prepared in support of a Householder Application for a single-storey extension at The Shippon, Woodhouse Green, Rushton Spencer, SK11 0RS.

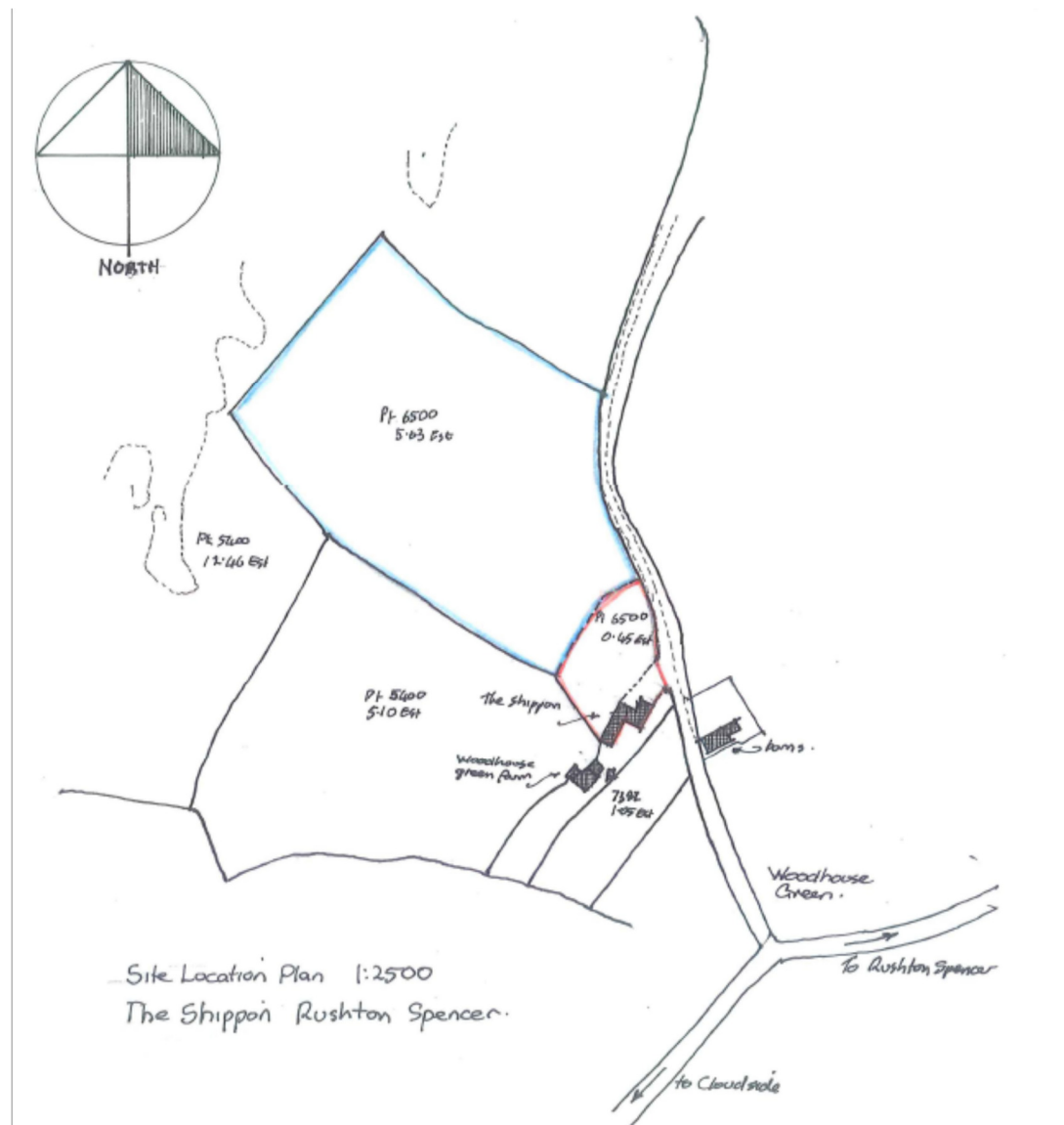
Location

The site is in a rural location and is part of a group of residential properties which are agricultural in character and layout.

The site is in Green Belt within Open Countryside.

The house is not listed.

The site falls within Staffordshire Moorlands District Council. The development site is outside the Jodrell Bank Radio Telescopes Consultation Zone.



Site Location

Site Analysis

The site is rural in character and is set on a sloping site with much of the building concealed by the topography and landscaping. The garage is between the barn and the highway but is set at a lower ground level than the adjacent road and is partially obscured from view.



The property is nestled on a sloping site that conceals parts of it from the highway.



The setting is rural in character.

Existing Buildings

The existing buildings on the site comprise the converted part single/part two-storey L-shaped stone barn with an attached rendered double garage with stone quoins. The windows are stained timber-framed double glazed casements. The roof is a blue slate pitched roof throughout. The property is in a good state of repair and well maintained.

The internal layout of the dwelling is defined by the L-shaped form of the barn. Existing openings provide views of the surrounding landscape to the west. The kitchen breakfast room however is dark and more isolated. The open plan breakfast dining area provides access to a first-floor mezzanine accomodating a formal dining space. The mezzanine is however impractical with a low-level truss splitting the room meaning it is not practical for daily use.



The kitchen breakfast room leads onto a patio area between the garage and main entrance.



The main entrance route from the drive passes various patio areas and is not well defined.

Planning History

Planning Approval Ref: SMD/1998/0279

Approved 26 August 1998

Planning consent was granted for change of use/conversion of the barn to form a dwelling. Permitted development rights were removed. The proposals were implemented.

Planning Approval Ref: SMD/2013/1103

Approved 02 January 2014

Planning consent was granted for the installation of 2no flues.
The proposals were implemented.

Planning Ref: SMD/2021/0801

Approved 30 March 2022

Planning consent was granted for changing two garage doors to a single door opening by removing the rendered pier.
The proposals are yet to be implemented.

Current Application

This application seeks planning approval for a modest single-storey garden room in the semi-enclosed patio area next to the garage to accommodate a flexible-use garden room. This will have views out across the garden and complement the existing kitchen/breakfast/dining room while better defining the route to the main entrance.

The proposal enhances the function of the building, providing a flexible use garden room with a closer relationship to the garden. The form and materials are to replicate those on the existing building while being subservient and of its time.

Design Process - Proposals

Proposals

The proposal is for a single storey pitched roof extension built off the garage and the breakfast dining room walls. The existing barn roof will remain as existing. A direct glazed oak frame with french doors will face the gardens with the existing internal openings to the barn as existing.

Amount of Development

The amount of development is informed by the original dwelling and is proportional to the scale of the plot and the original building on the site. Since the completion of the conversion with garage, no extensions have been built.

The amount of development will not affect the amenity of neighbours and complies with local and national planning policy.

Layout

No changes to the layout are proposed.

Scale

The scale of the proposed extension is proportionate to the scale of the dwelling and site.

Landscaping

The house sits in mature gardens. No change to the existing landscape is proposed. The existing landscape around the new extension will be made good after construction.

Appearance

The external appearance of the dwelling will not be significantly altered given the position of the proposed extension. The roof profile will remain as existing and the extension will be subservient to both the original barn and the garage. The extension will only be viewed against the backdrop of the existing building.

Use

No change of use is proposed.

Impact on the Green Belt/ Open Countryside

The extension amounts to an increase of 20.8sqm which is an increase of 6.5% compared to the existing. If the garage is included in the extensions calculation this would amount to a total increase of 19.8%.

There is no impact on the green belt or open countryside as a result of the proposed extension which is well concealed and modest in size.

Sustainable Development

Paragraph 11 of the 2021 NPPF states that “At the heart of the Framework is a **presumption in favour of sustainable development**.”

Policy MP1 of Cheshire East Local Plan (July 2017) also states a “Presumption in Favour of Sustainable Development”.

Hayes and Partners have signed the UK Architects Declare pledge to act against the twin crises of climate breakdown and biodiversity loss. Buildings and construction play a major part, accounting for nearly 40% of energy-related carbon dioxide (CO2) emissions.

We have pledged to

- Upgrade existing buildings for extended use as a more carbon-efficient alternative to demolition and new build whenever there is a viable choice.
- Collaborate with engineers, contractors and clients to further reduce construction waste.
- Minimise wasteful use of resources in architecture and urban planning, both in quantum and in detail.

Measures taken to introduce sustainable elements into the design are as follows:

- Re-use of an existing building.
- High levels of insulation and thermal efficiency
- Energy efficient lighting systems
- Orientation and use of natural solar gain
- Natural light to all internal areas using windows, and rooflights

Access

Existing Access

The vehicle access from the highway has a five bar gate set back from the road leading to a gravel drive which provides parking for several vehicles and direct access to the double garage. There is a turning head provided along the driveway.

Proposed Access

No change to the existing access arrangements is proposed.

The proposals comply with requirements set out in Part M of the building regulations.

Supporting Information

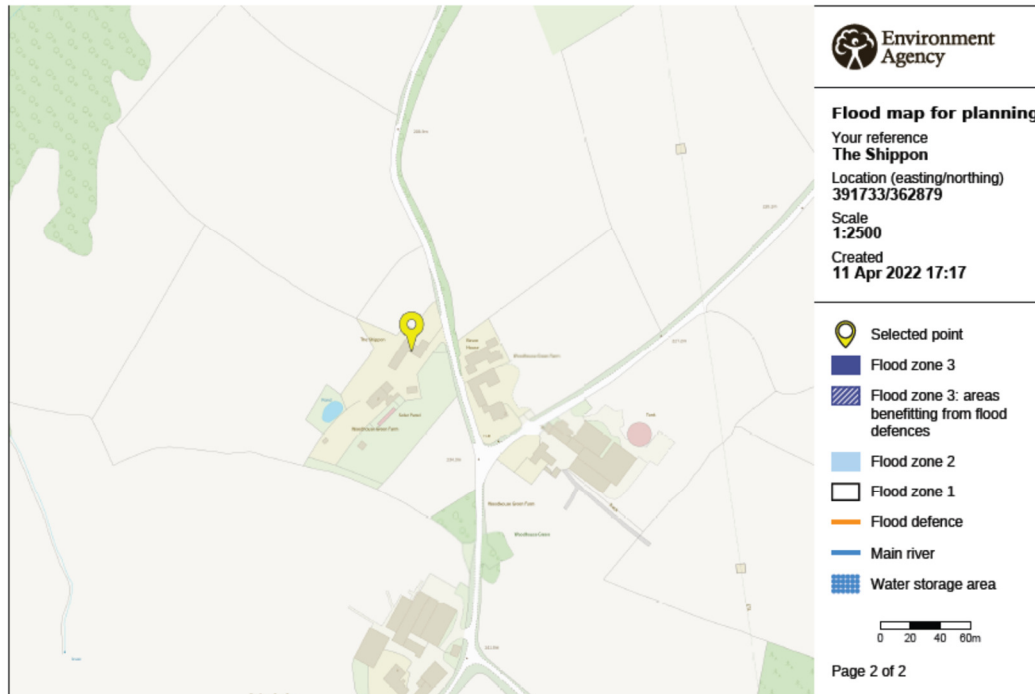
Trees

No trees or hedges will be affected by the proposals.

Flood Risk

The proposed development area is within Flood Zone 1.

The Flood Risk is noted as an area with a low probability of flooding. The development area is less than 1 hectare; therefore, a flood risk assessment is not required.



Note

Should the case officer be in any doubt, we request that we be given the courtesy of being contacted in a timely fashion to enable us to submit a response before the application is determined.