HERITAGE STATEMENT / ASSESSMENT OF SIGNIFICANCE.

HOUSEHOLDER PLANNING APPLICATION SUBMITTED BY MR MASON.

PROPOSED LOFT CONVERSION WITH NEW DORMER TO REAR.

Introduction.

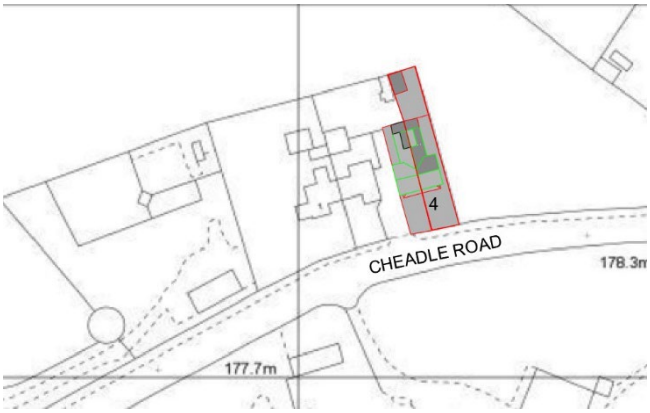
This Heritage Statement has been prepared in support of an application for householder planning consent submitted to Staffordshire Moorlands District Council. This appraisal has been carried out to assess the impact of a proposal at 4 Light Oaks Level, Cheadle Road, a dwelling within a Conservation Area. The appraisal is concerned with the process of conserving the special architectural and historic character of the area.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). In respect of information requirements, it sets out that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

Building Location & Site Information.

4 Light Oaks Level, Cheadle Road, also referred to in this document as 'the building', is located at national grid reference - SJ 404635 344554.



The building has a footprint of approximately 82m2 with a detached outbuilding of approx. 18m2 and is set to the rear of the property.

There are currently 17 Conservation Areas within the area covered by the Staffordshire Moorlands Local Planning Authority. These are designated at Alton and Farley, Bagnall, Biddulph Grange, Caldon Canal, Caverswall, Cheadle, Cheddleton, Checkley, Cheddleton, Endon, Foxt, Horton, Ipstones, Leek, Oakamoor, Rudyard, Stanley and Upper Tean. The building lies within the Oakmoor boundary. See Section 4.0.

Building Description.

The building is not Listed by Historic England. The semi-detached building was built in the between 1900-1922 along with 3 other properties, it is set back from the highway on the edge Oakamoor conservation area.

Description.

4 Light Oaks Level is a two storey semi-detached dwelling constructed using red facing brick in stretcher bond. The roof is plain clay tiles. Windows are white UPVC.

The building is situated near a Grade ll listed building; Lightoaks Estate, Light Oaks which was developed as a house around 1820, with later additions of ca. 1895. The house is built in a character, that of a Cottage Ornee.

The proposed loft conversion will have no impact on the listed building. The listed estate cannot be seen from the property or main highway.

Conservation Area Appraisal

A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation Areas usually comprise groups of historic buildings and/or areas of attractive landscape closely associated with the built environment. They can be large enough to include historic cores of town centres such as Leek and Cheadle, or small in scale to contain attractive village scenery or special features such as a canal or historic parkland.

There are currently 17 Conservation Areas within the area covered by the Staffordshire Moorlands Local Planning Authority. The application building is located in Okamoor.

Proposal Overview

The proposal is for a loft conversion complete with dormer to the rear of the property constructed in matching materials. Ordinarily a homeowner has 'permitted development rights' enabling them to construct what is being proposed. Due to this being in a conservation area permitted development rights have been removed. The proposal has been designed to still adhere to the boundaries of permitted development; it will be to the rear and it will not project higher than the existing roof. It will also be built out of matching materials as well as being well within the allowed volume increase.

The position of the proposed dormer means that it will not be visible from the highway.

The proposal will have limited impact on the conservation area.

Conclusion

To conclude, the proposal does not contravene planning policy, or conservation philosophy. There has limited impact on the area and limited visibility from the highway. For these reasons rehearsed above we believe there should be no objections to the proposal.