
From:
Sent: 16 January 2024 09:30
To:
Subject: FW: SMD/2023/0614

Hi. Consultation for logging and web please.
Thanks
Lisa

Sent: Monday, January 15, 2024 5:49 PM

Subject: SMD/2023/0614

Hi Lisa,

Land south of Shay Lane, Ipstones, Staffordshire.

Objection. Recommended refusal.

The site location is within the setting of Ipstones Conservation Area. This is not taken into account during assessment and noted does not fulfil paragraphs 200 of the NPPF. A comprehensive heritage statement would be able to inform the project appropriately. The frontage of the site appears to be within the boundary.

In light of this I do not feel the project harmonises successfully with the historic grain of the village, and do not feel that a similar material palette to the vernacular solely alleviates this.

The scheme is of an unnatural size for a domestic dwelling and not something commonly found in this character area. There is no precedent for this adjacent to the historic core of the village. The open backdrop and exposed location affords the site very little enabling it to be inconspicuous, and therefore it does not appear sensitive to the setting. I do not believe that it looks to be an enhancement to the area or setting of the conservation area. The size, form and orientation, accompanied with a confused character of part large barn, and part domestic quarters looks to make a structure undecided in what its style is, and I am unsure to what precedent there was to inform it.

With regard to landscape character, the sporadic grain of the village nucleated around small historic road layouts allows the historic development of the area to remain well read. With lengthy views in and across the area to afford a strong sense of place, I feel the scheme looks to create visual conflict within this context and as such a level of harm.

The topography of the area appears to demonstrate a direct line of site from the gateway locations of the conservation area across and toward the proposal site and further area of mature woodland which frames this vicinity. It appears that the proposal site is somewhat lower than some of the main thoroughfares adjacent to the west making for a site very much overlooked. From the south heading north into the village at this gateway location, the area is particularly flat and sees extensive views arcing north west into the site location.

Within the site vicinity there are three listed buildings.

East View: GII. 1189030.

Meadow Place Farmhouse: GII. 1374614.

Barn approx. 10m south of Meadow Place Farmhouse. GII. 1374631.

At the eastern part of the site there appears to be a surviving original drystone wall which runs the length of this area and adjacent to some traditional vernacular dwellings on the immediate corner. The lane is particularly narrow.

The project includes a lengthy driveway and perhaps large garages. This again seems unnatural for this vicinity and the landscape, and appears to sit uncomfortably adjacent to the traditional dwellings to the west on the corner.

With regards to other design notes, the proposed elevations demonstrate extensive glazing, rooflights, cladding, panelling or barn doors. With one side of the building looking to be very contemporary and the other attempting to mimic a barn. Unfortunately it feels as though there is 'a lot going on' and with little cohesion across the styles. This paired with a proposed natural stone material palette I do not feel is very coherent. It looks to be a large building-come bungalow-come barn and I am struggling to see that it contributes to this area.

Advice I can offer at this time is that a style of building is chosen; be it a case of 'one or the other'. And to achieve this a heritage statement needs to be devised. An appropriate level of understanding of the vicinity fulfilling NPPF paragraph 200 and an appraisal will help inform the design and material palette, along with appropriate scale, form and relevant design features.

To conclude; I cannot provide full support at this time. By virtue of the scale, form and design of the structure the project has not taken into account the identity of the area and therefore has not provided a sensitive enhancement to the setting of Ipstones Conservation Area. I also see there is insufficient supporting information. In referring to local policy I do not believe it is faithful to Policy DC1 and DC2.

The proposals would fail to preserve or enhance the character and appearance of the Conservation Area contrary to Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regard to the NPPF the harm would be less than substantial however it is not considered that there are public benefits to outweigh this heritage harm identified.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Please note, due to work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Advanced notice of planned leave: 25/01/2024 - 29/01/2024

Emily Holland. Principal Conservation Officer.

Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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