

Planning & Heritage Statement

Erection of two storey side extension, single storey porch extension. alterations to garage and rendering of elevations

Hillcrest, Tompkin Road, Stanley

For Mr. & Mrs. Hopkin

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1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services has been instructed by Mr. & Mrs. Hopkin to prepare a Planning & Heritage Statement to accompany an application prepared by Hewitt & Carr Architects for the erection of a two storey side extension, front porch extension, along with alterations to the roof of the existing garage and rendering of the elevations of the property at Hillcrest, Tompkin Road, Stanley.
- 1.2. The existing dwelling comprises a detached two storey dwelling with a single storey projecting conservatory to its rear and wrap around single storey extension to its front. To the western side of the dwelling lies a tandem style garage which abuts up to garage of the adjacent property known as Stonefield House. The existing dwelling is constructed from buff brickwork and stone effect materials, with a grey/brown tiled roof atop.
- 1.3. The proposed two storey side extension will be located on the eastern side of the dwelling, and will occupy a footprint of 21.9 square metres. The extension will provide a new lounge at ground floor, with two bedrooms at first floor above. The gross floor area of the two storey side extension will be 35.36 square metres. The extension is to be constructed with a set back from the front and rear elevations and have a subservient eaves and ridge line to the main dwelling. It is to be finished in render, with grey/brown concrete roof tiles above.
- 1.4. The proposed porch extension will occupy a modest footprint of 1.56 square metres and will extend off the western elevation of the existing porch. The existing porch will be remodelled with the front door repositioned so that it faces northwards down the driveway to the property. The extension to the porch is to be carried out in matching stone effect materials with a grey / brown tiled roof above.
- 1.5. On the western side of the building, it is proposed to remodel the roof of the existing detached garage so as to remove its existing flat roofed section and replace it with a dual pitched roof that will connect with the dual pitched roof of the rearmost part of the garage. The garage door will be widened as part of those works, with the existing pedestrian doorway removed. The garage alterations will be constructed from stone effect materials to the elevations with a grey/brown tiled roof above.
- 1.6. In addition to the above works, the application also proposes to enclose the existing elevations of the dwelling with render so as to improve the thermal efficiency of the property and improve its appearance.

2.0 SITE DESCRIPTION

- 2.1. The application site comprises a two storey link detached dwelling located on the southern side of Tompkin Road within the village of Stanley. The dwelling dates from the 1960s and originally comprised a broadly 'L' shaped form, and has been previously extended by way of a single storey wrap around front extension, and a single storey conservatory at the rear.
- 2.2. The settlement of Stanley does not have a defined settlement boundary, and thus is located within the rural area. The land surrounding the built up area of the village is nevertheless designated as part of the North Staffordshire Green Belt, whereas the built up area of the village, including the part where the application site is located, is not.
- 2.3. The single storey garage of the existing dwelling is attached to the eastern flank of the garage to Stonefield House which lies to the west of the site. Further residential development extends westwards along the Tompkin Road. Residential development also extends away from the site in a northeasterly direction along the Tompkin Road. Residential properties also characterise the area to the north on the opposite side of the road. The surrounding area exhibits a materials palette that predominantly comprises of natural stone and render, the latter predominating within the immediate vicinity of the site.
- 2.4. The land to the north and west, including a small portion of the front of the application site, is located within the Stanley Conservation Area. The existing dwelling and the vast majority of its curtilage are not within that area but abut up to it. The existing building is not statutorily listed, nor are there any such buildings located in close proximity of the site.

3.0 PLANNING POLICY

- 3.1. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are of relevance to the determination of the application:
- 3.2. Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:
- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities
 - quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
 - easy access to jobs, shops and transport services by all sections of the community;
 - increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;
 - a healthy, safe, attractive, active, well-designed and well-maintained environment;
 - development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;
 - development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.
 - support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.
- 3.3. Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the a number of actions, including:
- Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred;

- Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape
- 3.4. Policy SD3 of the Local Plan relates to 'Sustainability Measures in Development' and states that the Council will support further carbon-saving or water-saving measures in both new and existing developments, in the following ways:
1. Supporting developers who propose exceeding the thermal efficiency or water conservation standards required by law for new buildings or extensions, at the time of the application. In the case of larger developments such as housing estates the Council will support measures such as 'communal' renewables, or District Heating installations.
 2. The Council will support measures by landowners/developers designed to contribute to existing or emerging District Heating networks (for example by connecting 'exporters', with receptors, of heat).
 3. The Council will support measures designed to improve the sustainability of existing buildings (such as improved thermal insulation, water conservation, or the installation of micro-renewables).
- 3.5. Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall 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 Guide SPD. In particular, new development should:
1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area
 2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance
 3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design
 4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development
 5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution

6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate
7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use
8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links
9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed
10. ensure, where appropriate, equality of access and use for all sections of the community
11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

3.6. Policy DC2 of the Local Plan relates to the 'Historic Environment and states that:

1. The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.
2. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF .
3. All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate.
4. Where development is likely to affect archaeology, both designated and undesignated, the Council requires the submission of a desk based assessment, and where appropriate, field surveys and trench evaluation by a qualified professional.
5. Where the loss of significance is unavoidable, recording should take place and this should be added to the Historic Environment Record as a minimum, held by Staffordshire County Council.
6. The Council will continue its proactive approach to heritage assets at risk and welcomes development proposals which would result in the sympathetic reuse of these assets in line with NPPF policy. The Council will promote 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 Guidance and Statements, Archaeological Assessments, Characterisation Studies and Masterplanning.

4.0 MATERIAL CONSIDERATIONS

SMDC Design Guide SPD

- 4.1. The adopted Design Guide SPD sets out guidance aimed at securing high quality design that respects and reinforces the distinctiveness of the Staffordshire Moorlands. The content of this document has been taken into consideration in the preparation of this application.

SMDC Space About Dwellings SPG

- 4.2. The adopted Space About Dwellings SPG sets out guidance aimed to ensuring that new development secures a satisfactory relationship with neighbouring properties in terms of residential amenity. The content of this document has been taken into consideration in the preparation of this application.

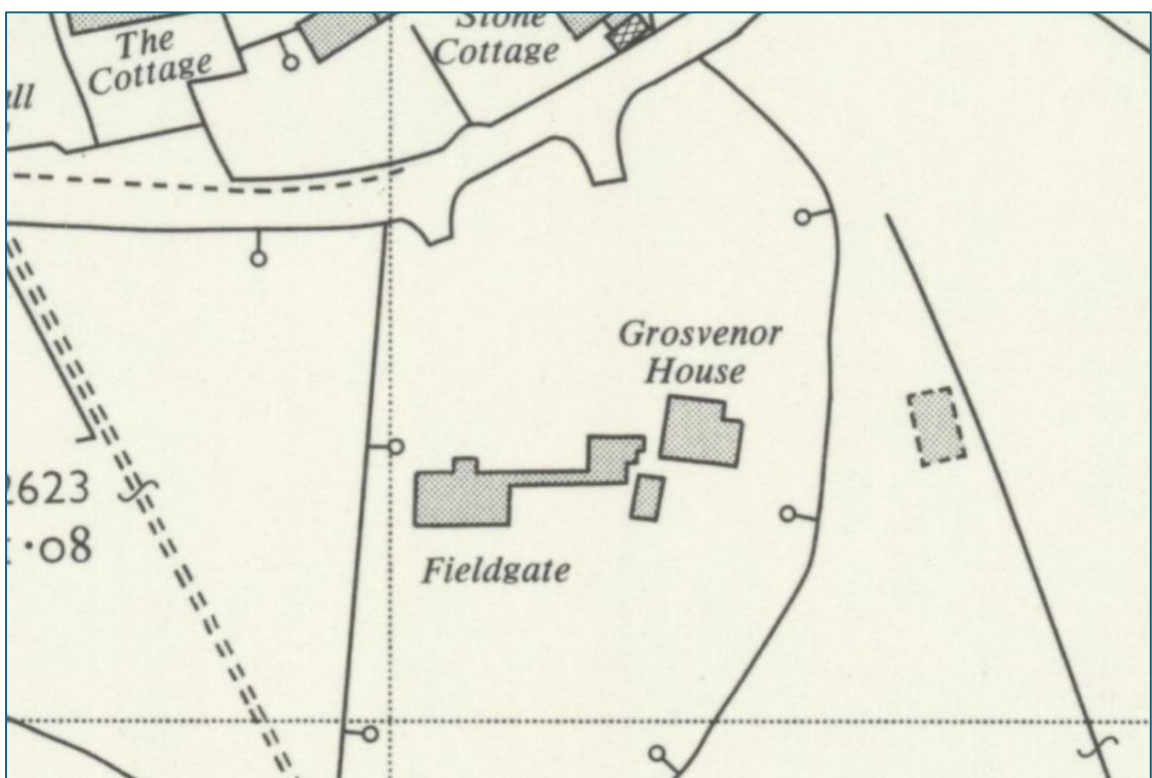
5.0 PLANNING ASSESSMENT

Principle of Development

- 5.1. The application site is located within the rural area wherein policy SS10 of the Local Plan allows for extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The policy goes on to confirm that the Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.

- 5.2. The term 'original dwelling' is not defined within policy SS10 of the Local Plan, but is defined within the glossary to the National Planning Policy Framework which defines it as comprising the building as it is existed on 1st July 1948 or the building as first constructed if built after that date.
- 5.3. A review of historic Ordnance Survey mapping reveals the existing dwelling first appears on the 1962 edition of the Ordnance Survey, and that the building had a broadly 'L' shaped form with a projecting section at the front (see extract in Figure 1 below). At that time the property was known as 'Grosvenor House'.

Figure 1 – Extract of 1962 OS Map (Source: National Library of Scotland)



- 5.4. The layout of the building as shown on the OS map generally reflects the layout of the existing first floor accommodation of the property, leading us to conclude that the original building has been previously extended by way of its single storey wrap around front extension comprising the current dining room and front porch, and by its single storey conservatory.
- 5.5. The original dwelling has a gross internal floor area of 122.28 square metres. The previous wrap around front extension with porch occupies a floor area of 10.1 square metres, whilst the conservatory encompasses a floor area of approximately 13.69 square metres. The previous additions to the property therefore amount to a collective floor area of 23.79 square metres.
- 5.6. The proposed two storey side extension will add a further 35.36 square metres of floor space to the building, which when added to the previous additions,

represents a cumulative increase in size of the property of some 48%. Such an increase in size is considered to be acceptable and it is noted in this regard that the Local Authority regularly allows for extensions to dwellings of up to 50% in green belt areas, which is a designation that is otherwise afforded a greater degree of protection than the rural areas.

- 5.7. As discussed within the following design section, the proposed extension also has a wholly subservient design such that it will respect the scale, character and design of the original building and not have an adverse impact on its appearance or that of the wider surrounding area. Such considerations lead us to conclude that the proposal represents an appropriate form of development within the rural area, in accordance with policy SS10 of the Local Plan.

Design & Layout

- 5.8. Policy SS1 of the Local Plan seeks to ensure that development is well designed and maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings. Policy DC1 of the Local Plan reflects these provisions and seeks to ensure that new development is of a high quality and adds value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. Development proposals should also be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.
- 5.9. The adopted Design Guide SPD elaborates on these policies further, providing advice in respect of proposed extensions. It states that all extensions should harmonise with the parent building, respect its dominance and be subordinate to it in terms of its size and massing. The Design Guide SPD goes on to state that setting back the extension from the building line and keeping the eaves and ridge lower than the parent building will help.
- 5.10. The existing dwelling comprises a two storey property that has been previously extended by way of modest single storey extensions. The proposed two storey side extension will project off the eastern elevation of the dwelling and has been designed so as to have a subservient relationship to the original property. The extension will be set in from both the front and rear building lines, and will have an eaves and ridge line that sits comfortably below that of the original building. As a consequence it will have a harmonious, subservient relationship to the existing dwelling.
- 5.11. The proposed porch extension is a diminutive, unobtrusive component of the development that will have a subservient relationship to the host dwelling and not give rise to any material harm to the character and appearance of the surrounding area.
- 5.12. The proposed alterations to the existing garage to replace its flat roof with a pitched roof will give rise to a beneficial enhancement to the character and appearance of the surrounding area, removing an otherwise discordant design element in favour of a traditional dual pitched roof finished in tiles to match the

existing dwelling. Such benefits weigh in favour of planning permission being granted.

- 5.13. The proposed rendering of the external elevations of the existing dwelling and the proposed extension will also be in keeping with the character and appearance of the surrounding area. Within the immediate locality numerous properties are finished in render. It is a common material exhibited along both sides of Tompkin Road in this part of the village. The buff brick finish of the existing dwelling by contrast is a somewhat alien material. The introduction of render to the building will improve its external appearance and bring it more in keeping with the character of neighbouring residential properties.
- 5.14. Having regard to the considerations set out above we submit that the design and layout of the development will not give rise to harm to character and appearance of the surrounding area; rather it will harmonise with the parent building and derive enhancement to the character of the area. The proposed development is consequently held to meet the requirements of policies SS1 and DC1 of the Local Plan in this regard.

Heritage Impact

- 5.15. The site lies adjacent to the Stanley Conservation Area, with a small portion of the site frontage lying within it. Policy DC2 of the Local Plan seeks to ensure that development will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance.
- 5.16. The Stanley Conservation Area does not benefit from a character appraisal, but the main core of the Conservation Area around the junction of Tompkin Road with Stanley Bank and Puddy Lane is characterised by vernacular buildings arranged informally in a fairly unregimented pattern.
- 5.17. As one progresses along Tompkin Road to the east the pattern of development becomes more lineated, with dwellings set back from the highway behind frontage boundary treatments and vegetation. The use of render becomes a predominant material towards the eastern end of the Conservation Area with numerous dwellings being finished with such materials. This contrasts sharply with the more traditional stone built buildings that are consolidated around the village core to the west.
- 5.18. The Historic Environment Record reveals two entries for the village, one being associated with Lower House Farm (MST21906), the other for the settlement itself (MTS4029). Neither entry provides any meaningful information of assistance or interest to inform this particular project.
- 5.19. The submitted proposal will not erode the character of this part of the Conservation Area. It will arguably enhance it to a modest degree by replacing the discordant buff brick materials that the dwelling is currently constructed from and covering it over with render. Render is very much a common material within the eastern part of the Conservation Area. Further enhancements to the character of the area will arise as a consequence of replacing the existing flat roofed section of garage with a more traditional pitched roof design.

- 5.20. As a consequence of the above we submit that the proposed development will not give rise to any loss of significance to the adjacent Conservation Area as a heritage asset, and that accordingly the proposal meets the requirements of policy DC2 of the Local Plan and guidance contained within the National Planning Policy Framework.

Residential Amenity

- 5.21. Policy DC1 of the Local Plan requires development to protect residential amenity in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.
- 5.22. The nearest neighbouring occupier to the two storey side extension is Stonehold which lies in excess of 25 metres from the proposed development and does not directly face towards it. The distance between the two properties far exceeds the 22 metre interface distance that is recommended by the adopted Space About Dwellings Standards. No harm to the amenity of this neighbouring occupier will therefore arise.
- 5.23. The proposed alterations to the garage to replace its flat roof with a pitched roof will not harm the amenity of the neighbouring occupiers to the west at Stonefield House, as it will abut up to their existing garage. No conflict with the Local Authority's Space About Dwellings standards will therefore arise. The alterations to the porch and the rendering of the property do not give rise to any residential amenity concerns either.
- 5.24. Having regard to these considerations it is submitted that the proposed development will not have an adverse impact on the amenity of neighbouring residential occupiers and is therefore in accordance with the provisions of policy DC1 of the Local Plan.

Other Considerations

- 5.25. Policy SS1 of the Local Plan supports development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions. Policy SD3 of the Local Plan elaborates on this further, confirming that the Council will support measures designed to improve the sustainability of existing buildings, quoting improved thermal insulation as one such example.
- 5.26. The existing dwelling has an EPC rating of D. The proposed external rendering of the dwelling and extension will serve to improve the thermal efficiency of the dwelling, in accordance with the objectives of policies SS1 and SD3 of the Local Plan. Such energy efficiency improvements are consequently held to lend further weight in favour of planning permission being granted.

6.0 CONCLUSION

- 6.1. Having regard to the considerations set out within the Planning Assessment above, it is submitted the proposed development will constitute a high quality design that will harmonise with the parent building, respect its dominance and not give rise to harm to the character and appearance of the building or the wider surrounding area.
- 6.2. The proposal will furthermore not give rise to harm to the amenity of the neighbouring occupiers, will not impact on the Stanley Conservation Area, and will provide benefits to the environment by making the property more thermally efficient.
- 6.3. The proposed development is consequently held to meet the requirements of policies SS1, SS10, SD3, DC1 and DC2 of the Staffordshire Moorlands Local Plan, and guidance contained within the National Planning Policy Framework and the adopted Design Guide SPD and the Space About Dwellings SPG.

