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1st December 2010
Our ref: J024465/hxk-sxe-100
Your ref:

Planning Department
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

RECEIVED
PLANNING
REC'D - 3 DEC 2010

LOGGED

GL HEARN 

HIGH PEAK DONCASTER COUNCIL
CLAYTON SITE
RECEIVED
03 DEC 2010
FILE REF
REPLY REQUIRED

Dear Sir/Madam

Planning Application by Ashbourne Estates

The Masons Arms Public House, 78 Station Road, Hadfield SK13 1DL

External alterations, rear extension and installation of plant and equipment to existing building

Please find enclosed a planning application on behalf of our clients, Ashbourne Estates, which seeks permission for an extension and external alterations together with plant and equipment at the Masons Arms Public House, 78 Station Road, Hadfield.

As submitted on-line via the Planning Portal, reference number PP-01275364 the planning application documents include the following:

- Planning application form and ownership certificate;
- Site location plan;
- Existing and Proposed Site Plan (ref. P103 revision C);
- Existing Elevations Plan (ref. P202 revision A);
- Proposed Elevations Plan (ref. P203 revision C).

The design and access statement is contained within this covering letter, and attached is the requisite planning application fee of £670, which is based on a fee of £335 per 75m² of additional floorspace.

The Site

The site is located on the west side of Station Road, at its junction with Kiln Lane. Station Road represents the main commercial area of Hadfield, and therefore contains a number of commercial uses such as public houses, restaurants and takeaways, convenience stores, off licences,



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butchers, hairdressers and beauty salons. The site is towards the northern end of the commercial area.

The site comprises a vacant public house with associated yard to the rear. The building is two storey, constructed of traditional stone and forms the end of the terrace of properties that extend from Kiln Lane to Wesley Street. It is located up against the site boundary with the Station Road footway, and emulates the curved corner of the Kiln Road/Station Road junction. The rear of the building comprises a number of outbuildings and extensions which have occurred over time in an uncoordinated fashion resulting in an irregular series of one storey, flat roofed structures. The rear yard itself consists of two areas; a parking area accessed off Kiln Lane, and a fenced off seating area for patrons of the public house, both areas are currently overgrown and unkempt. There is a slight level difference across the site, the highest point being the north west corner with a gradual slope down Kiln Lane which continues along the Station Road frontage.

The site is bounded by Occupation Lane to the west with residential properties facing onto Kiln Lane beyond. Occupation Lane enables access to the rear of the properties facing Kiln Lane and Wesley Street. To the north of the site is a residential property to the north (74 Station Road) with a mix of residential and commercial uses beyond. Station Road itself bounds the site to the east, with Lambgates GP Surgery and a beauty salon opposite the site. To the south of the site is Kiln Lane beyond which is a hot food takeaway, butchers and further commercial uses along both sides of Station Road leading to Hadfield railway station, approximately 300 metres to the south.

The Proposed Works

The proposed works primarily comprise an extension to the rear of the existing property which will include consolidation of previous extensions and outbuildings. In total an additional 134m² of floorspace will be created. All elevations of the building are also proposed to be altered in order to enable the currently vacant drinking establishment to be modernised and brought back into use.

The rear extension will involve the demolition and further extension of the existing irregular outbuildings. It will be constructed of traditional elevational materials to match those of the existing public house, and will retain the flat roof feature of the existing outbuildings.

Due to the level differences across the site an external retaining wall is required behind the proposed extension, this also creates a formal pathway behind the building ensuring a safe means of escape to the rear of the building. External lighting is proposed to the pathway, however the lighting details are yet to be finalised. The existing fenced off area to the rear of the public house will be rearranged so that the rear of the building will be entirely fenced off with new 2.4 metre high close boarded timber fencing, gates for which are located on Kiln Lane. New plant and equipment is likely to be located within this fenced off area and along the building's rear wall, although final details of these have not yet been decided.

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The elevational improvements to the building's Station Road and Kiln Road frontages relate to the ground floor. On these frontages the building's main entrance is to be relocated, and the existing windows on the ground floor are to be replaced with full height glazing.

Planning Policy

The relevant development plan is the High Peak Local Plan which was adopted in March 2005. For the purposes of development control decision making, whilst the High Peak Local Development Framework is under production full weight can be afforded to the 'saved' policies of the Local Plan.

Policies TC1 and TC2 seek to protect and enhance the vitality and viability of Town Centres across the borough through permitting commercial development within identified centres that will maintain and enhance the quality and character of the built environment. Criteria for assessing the design of proposals are contained within Policy GD4, which seeks to ensure that the scale, siting, layout, density, form, height, design and materials are sympathetic to the character of the area. These criteria are supported by Policy BC1 in respect of materials proposed for building extensions which requires materials to be of a type, colour and specification that is sympathetic to the character and appearance of the immediate surrounding and wider area.

Policies GD7 and BC3 seek to ensure that any new development creates a safe and secure environment that minimises opportunity for crime, whilst also ensuring that security measures are appropriate to the building they are intended for, and do not have an unacceptable impact on neighbouring properties amenity. Policy GD5 expands upon the issue of protection of neighbouring uses amenity to include consideration of overlooking, loss of daylight/sunlight, overbearing, and noise and light pollution.

Policy TR5 relates to access, parking and design and seeks to ensure that safe and appropriate access is provide for pedestrians, cyclists, public transport users and those using the private car. This is expanded upon in Policy GD8, which although not saved has no similar policy, and states that planning permission will be granted for development provided that appropriate access arrangements have been provided for people of all abilities, having regard to the site and building constraints.

Design and Access Statement

Design Statement

The proposed works predominantly involve the rear extension and external alterations to the Station Road and Kiln Road frontages of the existing building, together with wider site improvements including new fencing to the rear private yard.

The existing building is of traditional construction, although it is not of any architectural or historical importance. The rear elevation of the building has been subject of a number of insensitive extensions and outbuildings at the rear of the building over time. The proposed extension will

create a more uniform structure at the rear of the building, that results in a more coherent and attractive building externally whilst also providing a more functional area internally. By creating the additional floorspace it will allow the currently vacant unit to come back into use, thereby assisting in the improvement of the vitality and viability of Hadfield town centre. The proposal is therefore in compliance with policies TC1 and TC2.

The extension has been proposed to the rear of the property, is single storey, and has traditional sash style windows to ensure that it remains sympathetic to the existing public house and the wider environment in respect of scale, siting, layout, density, form, height and design. In addition the extension will be constructed of traditional materials in order to ensure it complements the existing building, therefore the proposed extension is compliant with policies GD4 and BC1.

The proposed layout will enable a currently vacant building to come back into use, and rid the site of ill-defined spaces, therefore creating a safer site layout with reduced opportunities for anti-social behaviour and crime. The proposed fencing and gating arrangement, and on site lighting to the rear yard and pathway behind the extension will assist in the prevention of opportunities for crime and anti-social behaviour, by preventing access to the rear of the building, clearly outlining private and public areas and illuminating otherwise dark areas, in accordance with policies GD7 and BC3.

Although details of the lighting are yet to be finalised the design and positioning of the lights and windows to the rear and side elevations will be such that it will not impact upon the amenity of neighbouring properties both on Kiln Lane and Station Road in respect of overlooking and light pollution to ensure compliance with Policy GD5. The single storey nature of the proposed development will also ensure that the extension will not cause any loss of daylight/sunlight or be overbearing for the adjacent properties.

Speculative air conditioning and chiller units are contained within the yard area to the rear of the building which will be surrounded by a close boarded timber fence. The fence will ensure that any noise created within the yard area does not impact upon the residential amenity of the adjacent property, also in compliance with Policy GD5.

The external alterations to the building frontage comprise the installation of full height glazing to all existing ground floor window and doors openings and a relocation of the building entrance to the adjacent window opening. The proposed full height glazing will enable maximum opportunity for natural surveillance across Station Road and Kiln Lane and will improve the integration between the existing building and other commercial uses in Hadfield town centre. The building ingress has been relocated in order to allow for a wider entrance that can accommodate people of all abilities. By relocating the existing entrance to the adjacent wider window opening the traditional stone window casement, and original doorcase, features have all been retained. Overall the proposed elevational alterations are minor and retain many of the traditional features that exist, such that the resultant elevational design is similar to the existing frontage and therefore sympathetic to the existing building and wider environment. The proposal is therefore in compliance with Policy GD4.

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Therefore it has been demonstrated that the proposal is in full accordance with the relevant town centre and design policies of the High Peak Local Plan, in particular those that relate to building extensions and alterations.

Access Statement

The site is in a highly accessible location off Station Road, which is a primary route through Hadfield town centre. Pedestrian access to the site will continue to be provided using existing footpaths along Station Road. The site benefits from excellent public transport links via both bus and train; the site is only 40 metres from bus stops servicing both directions along Station Road, and has a direct link to Hadfield train station, which is approximately 300 metres north-west of the site. Given the site's location in respect of these public transport links the site is accessible to those relying on bus services and will also benefit from pass by visitors utilising rail travel.

The existing building entrance has been relocated to the wider adjacent window opening to accommodate access for people of all abilities to ensure compliance with the Disability Discrimination Act 1995 by enabling ease of use for all visitors and employees, including those with reduced mobility.

The proposal therefore complies with the applicable access policies of the UDP, namely Policies TR5 and GD8.

Conclusion

The application, which relates to The Masons Arms, 78 Station Road, Hadfield, seeks planning permission for an extension to the rear of the building, together with the installation of plant and equipment, and external alterations to all elevations of the existing building. The accompanying design and access statement has demonstrated that the proposed alterations are fully in accordance with the relevant design and access policies of the Local Plan. Planning permission should therefore be granted for the development proposed.

In light of the above, I trust that you have sufficient information to favourably determine the application. However should you require any further details, please do not hesitate to contact me at the above offices. In the meantime, I await your receipt for the planning application fee and confirmation of registration, and I shall contact you in the near future to discuss the timescale and means of determining the application.

Yours faithfully

Hayley Knight MRTPI
Planner
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