Planning Statement

Planning application by Frederic Robinson Ltd for extensions and alterations to 3 No. Cottages at 113-117 Marple Road Chisworth.

DTP Ref: 11/0905
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1 INTRODUCTION

1.1 This statement is submitted on behalf of Frederic Robinson Ltd in connection with a full planning application that proposes the renovation and extension of three terraced cottages at No's 113-117 Marple Road Chisworth. The properties are currently vacant and in a poor condition. A separate planning application has been submitted to deal with the conversion and extension of the adjoining public house at The Hunters Inn. The Hunters Inn is also owned by the applicant.

2. THE APPLICATION

2.1 The application proposes the renovation and extension of all three cottages. The properties as they currently stand have a traditional *"two up-two down"* arrangement. Only one of the cottages has a bathroom at first floor level.

2.2 Two storey rear extensions are proposed to all three cottages. This provides for a new ground floor kitchen area to all three properties. It also enables the formation of a new bathroom and second bedroom for the cottages at No's 113 and 115 and a new bathroom at No. 117. No.117 will remain a 1-bed property.

2.3 The extensions at the rear are designed with a gable which runs back into the main roof of the cottages. The existing roof covering is to be stripped back and re-constructed to its existing pitch and re-covered with natural stone slate to match the existing arrangement. The roofing material to be used in the extensions will match the natural stone slate of the main roof. It is proposed that the external walls of the extensions be finished in a sand cement render. All new windows are to be constructed from painted softwood. The existing windows at the front of the cottages are to be repaired and retained.

2.3 This application is accompanied by:

- Planning, Design and Access Statement – DTP Ref:11/0905

- Photographs (Appendix 1)

2.4 Drawings accompanying the application include: -

O S Location Plan		@ 1:1250
Drawing No	1429/05	Existing Site Plan
Drawing No	1429/06	Proposed Site Plan (Cottages)
Drawing No	1429/01	Existing Plans and Elevations (Cottages)
Drawing No	1429/02A	Proposed Floor Plans and Elevations (Cottages)

3. SITE LOCATION

1.1 The property and land under consideration includes No's 113-117 Marple Road Chisworth. The three stone cottages are located in the hamlet of Chisworth, which is 780 metres from the south-western boundary of Charlesworth.

1.3 The site is located within the Green Belt and lies immediately adjacent to a special landscape area and a site of nature conversation, *'Chisworth Rough'*, which is designated as a Derbyshire wildlife site in the High Peak Local Plan. The Hunters Inn Public House forms the end property at the eastern end of the terrace.

4. RELEVANT PLANNING HISTORY

4.1 High Peak Borough Council has confirmed that there is no relevant planning history.

5. PLANNING POLICY

Government guidance

5.1 The Ministerial Statement: **Planning for Growth** (23 March 2011) published an ambitious set of proposals to help rebuild Britain's economy. It identifies

that the planning system has a key role to play, by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible. The Governments top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government's clear expectation is that the answer to development and growth should wherever possible be **"yes",** except where this would compromise the key sustainable development principles set out in national policy. When deciding whether to grant planning permission local planning authorities should support enterprise and facilitate housing (economic and other forms of sustainable development). Where relevant they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust economies (which may, where relevant, include matters such as job creation and business productivity;

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

5.2 In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should give appropriate weight to the need to support economic recovery that applications that secure sustainable economic growth are treated favourably (consistent with policy PPS4), and that they give clear reasons for their decisions.

5.3 The Secretary of State for Communities and Local Government has indicated that the principles referred to in this Ministerial Statement will be taken into account when determining planning applications at any appeal. In particular he will attach significant weight to the need to secure economic growth and employment.

5.4 The Department of Communities and Local Government (DCLG) has recently (15 June 2011) published its draft presumption in favour of sustainable development, which will underpin future planning policy. The draft presumption states:

"There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local Planning authorities should plan positively for new development, and approve individual proposals where possible"

The DCLG's expectation is that the default answer to development is **"yes"** except where this compromises key sustainable development principles set out in national planning policy. The presumption will be at the heart of the new National Planning Policy Framework.

5.5 The Draft National Planning Policy Framework was published in July 2011 and is a material consideration in the determination of this application. The Government expects the planning system to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, while protecting and enhancing the natural and historic environment. Paragraph 14 of the Draft Framework states: -

"At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible. Local planning authorities should:

- *prepare Local Plans on the basis that objectively assessed development needs should be met, and with sufficient flexibility to respond to rapid shifts in demand or other economic changes.*
- *approve development proposals that accord with statutory plans without delay; and*
- *grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date."*

All of these policies should apply unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

Development should be of good design and appropriately located. One of the core planning principles within the document requires planning policies and decisions to make effective use of land, promote mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land in urban and rural areas.

5.6 With reference to Development Management paragraphs 53 and 54 state: -

"The primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development"

"To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, local planning authorities need to:

- *approach development management decisions positively – looking for solutions rather than problems so that applications can be approved wherever it is practicable to do so;*
- *attach significant weight to the benefits of economic and housing growth;*
- *influence development proposals to achieve quality outcomes; and*
- *enable the delivery of sustainable development proposals."*

Paragraph 63 states that *"in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development"*

5.7 Planning Policy Statement 1: Delivering Sustainable Development:

5.8 PPS1 is intended to set out the overarching planning policies on the delivery of sustainable development through the planning system. A widely used definition was drawn up by the World Commission on Environment and Development in 1987: *"development that meets the needs of the present without compromising the ability of future generations to meet their own needs."*

5.9 PPS1 also sets out the governments key objectives for the planning system and the four main aims for sustainable development. These are:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- the prudent use of natural resources; and,
- the maintenance of high and stable levels of economic growth and employment.

5.10 The plan-led system is addressed in PPS1 by stating that the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise. This is in line with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, which states that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.11 PPS1 addresses the enhancement and protection of the environment in paragraph 17: *"The Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas."* They view planning policies as seeking to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole.

5.12 The condition of our surroundings has a direct impact on the quality of life and the conservation and improvement of the natural and built environment brings social and economic benefit for local communities. Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.

5.13 Planning Policy Statement 3: Housing

5.14 PPS3 sets out the Government's key housing policy goal which is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government is seeking:

- To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community.
- To improve affordability across the housing market, including by increasing the supply of housing.
- High quality housing that is well-designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.

5.15 PPS3 regards good design as fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities. Reflecting policy in PPS1, good design should contribute positively to making places better for people; developments should create places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.

5.16 Planning Policy Guidance 2: Green Belts

5.17 Paragraph 3.6 of PPG 2 states that the extensions and alterations to dwellings in the Green belt is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building. Paragraph 1.4 confirms that the most important attribute to Green Belts is their openness and the protection of the countryside.

Development Plan

5.18 The Development Plan comprises the Regional Spatial Strategy for the East Midlands (RSS8) (2005) and the High Peak Saved Local Plan Policies. It should be noted that the Government is committed to abolishing the RSS and measures to achieve this are included in the Decentralisation and Localism Bill. Little weight has therefore been given to the policies within the RSS. There are no relevant saved policies within the Structure Plan.

5.19 High Peak Local Plan (Saved policies)

Policy GD4 Character Form and Design
Policy GD5 Amenity
Policy GD6 Landscaping
Policy GD7 Crime prevention
Policy OC1 Countryside Development
Policy OC2 Green Belt Decision
Policy OC4 Landscape Character and Design

Policy OC8 Sites of Importance for Nature Conservation
Policy OC10 Tree and Woodland
Policy BC1 External Materials
Policy TC6 Retention of Local Centres and Village Shops
Policy H1 Principles of Housing Provision
Policy H11 Layout and Design of Residential Development
Policy H14 Domestic Extensions and Ancillary Buildings
Policy TR5 Access, Parking and Design

6. PLANNING CONSIDERATIONS

Development Plan

6.1 Saved Local Plan Policies OC1, OC3 and OC4 seek to ensure that development would not have a significant adverse impact on the character and distinctiveness of the countryside; that development would not detract from the special qualities and character of the Special Landscape Area; and that development would not be of a design inappropriate to the character of the landscape. National guidance in PPS7 promotes the continued protection of the open countryside and its quality and character. Local Plan Policy OC2 reflects National Green Belt Policy and indicates that approval will be given for the "*limited extension of existing dwellings".* The policy does not define the term *"limited".* Policy BC1 seeks to ensure the use of sympathetic external materials particularly when areas are conspicuous from public vantage points. Policy H14 refers to domestic extensions and seeks to ensure that extensions are designed to reflect the character of the existing dwelling and the surrounding area. The Policy requires the scale of an extension not to be disproportionate to the original dwelling and gives a guideline figure of above 50% requiring *"particularly careful attention."*

6.2 When compared to the size of the original dwelling, the extensions proposed by this application, will result in an increase in the floor space of the original dwelling by some 43%, 50% and 35% for No's 113, 115 and 117 respectively. The scale of the individual extensions are therefore appropriate for these

terraced cottages and do not represent a disproportionate addition. Since the cottages are quite small the extensions also improve the existing amenities of the dwelling by providing an additional bedroom and a new bathroom and kitchen area. The proposed development is therefore considered to comply with the requirements of Local Plan Policy OC2.

6.3 In terms of scale and overall appearance, the extensions have been designed to compliment the character of the existing cottages. The use of a sand cement render as an external finish is an appropriate material for this development having regard to the location of the extensions at the rear of the properties. The extensions are screened from public view by the existing terrace and also the raised land levels to the south. The proposed development satisfies the requirements of Local Plan Policies OC1, OC3, OC4, BC1 and H14,

7. SUMMARY AND CONCLUSIONS

7.1 There are clear policy and detailed reasons why these properties are suitable for the extensions and alterations that are proposed by this application. These include:

- The alterations and extensions represent an appropriate development within the Green Belt and will have no adverse impact on the character of the buildings or the openness of the Green Belt at this point.

- The existing cottages are small in terms of floor space and the extensions will provide for an improved standard of amenity and living conditions for future occupies.

- The existing cottages are in a very poor condition and detract from the overall appearance of the terrace and open countryside in general. The proposed development will significantly improve their appearance.

- The proposed development will bring back into use vacant houses.

- The proposed development does not affect the amenities of any neighbouring property and compliments the proposed development at the adjoining Public House.

7.2 In light of these factors it is therefore requested that the planning authority be minded to approve the application in line with the presumption in favour of sustainable development referred to in paragraphs 5.1 – 5.6 of this statement.

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