

DESIGN & ACCESS STATEMENT
CONSERVATION AREA APPRAISAL

Erection of Stone Faced retaining wall
HPK/2016/0143

On behalf of

Mr & Mrs Moloney

At

Bankfield Farm
Boggard Lane
Charlesworth

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1.0 INTRODUCTION

The writer of the report has been instructed to act on behalf of Mr and Mrs Maloney, the applicant and owners of the application site.

The applicant seeks detailed planning permission for the erection of a stone faced retaining wall to change levels to provide increased accessibility to land that forms the existing curtilage of the property.

The Site is to comprise of a stone faced retaining wall with levelling of land to the existing residential curtilage.

The scheme has been designed to mitigate impact on existing features of interest either within or adjacent to the site by providing regularisation of the garden area which utilises existing design features, located in the area, namely grit dry stone walling, natural vegetation.

2.0 SITE EVALUATION

The application site lies within a green belt area and covers approximately 843sqM.

The site is situated in Charlesworth, close to Charlesworth Town Centre. The site is served by existing highways- A626 Marple Rd to the East and Glossop Rd to the North. Town Lane forms the main road closet to the site.

Adjacent highways continue to Town Lane joining Charlesworth with Broadbottom and High Lane, which forms one of the main arterial routes into nearby Glossop town centre.

Town Lane continues to the Northern boundary. Boggard Lane adjoins Town Lane providing access to Nos 3, 5 and 7 Boggard Lane. The Site is accessed by a formed access adjacent to No7.

The proposed site is situated to the south western section of the former farm holding and is situated within a semi rural location and is surrounded to the East, South and West by open graze land and to the North by established residential use, with holiday lets residing beside residential properties.

The site whereby the proposed wall is to be located is currently curtilage to the existing property.

There have no previous applications associated within this section of the site.

3.0 PROPOSAL EVALUATION

Planning permission is sought for a stone-faced retaining wall to increase accessibility to the garden of the existing dwelling.

The proposal is set back away from the boundary with the adjoining site

The existing area has been maintained minimally and is under-utilised as domestic garden due to the landscaping and change of levels.

The area is characterised by dry stone walling throughout the area.

The levels are to be raised to allow increased access to the newly formed area by the introduction of a small retaining wall, formed from reinforced concrete interlocking blocks. The blocks will provide the retention of earth. The blocks are to be lined either side with grit stone dry walling to match the existing area. The structure will be further screened from view via the introduction of a planting scheme that utilises the existing planting and reinforces with a new scheme that is characteristic of the local area

In order to provide an arrest against falling, the client proposes to construct a bounding grit stone dry wall to finish above the highway and to tie into the existing walling on the site.

The upper level is to be re-graded and turfed.

4.0 PLANNING POLICY

Government Guidance is set out in the National Planning Policy Framework. The NPPF expresses a presumption in favour of sustainable development which is perceived as a golden thread within the planning system. As such sustainable development is viewed as performing economic, social and environmental roles.

Paragraph 14 of the NPPF requires local authority planning policies to proactively realise the requirements for development. Local plans should have sufficient flexibility to respond to changing circumstances, subject to there being no adverse impact on the overall policy framework.

In circumstances where development plans are out of date or do not provide relevant guidance then development proposals should be approved unless associated adverse impact significantly and demonstrably outweighs benefits occurring from the development.

Paragraph 17 of the NPPF sets out core planning principles to form the foundation for both plan making and decision making.

Paragraph 54 advises Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Paragraphs 56 to 68 of the NPPF advocates a requirement for good design.

Paragraph 68 sets out criteria to be taken into account in local plan policies and decisions relating to design elements of development.

Paragraph 60 advises it is appropriate to promote or re-enforce local distinctiveness whilst acknowledging the scope for innovation and originality in bringing forward scheme proposals.

Paragraphs 109 to 125 provide guidance in relation to conserving and enhancing the natural environment. The guidance attaches great weight to conserving landscapes and biodiversity of significant importance.

Paragraph 111 promotes the effective re-use of previous developed land that is not of high environmental value.

4.1 High Peak adopted Local plan

The local plan identifies the site as falling on the boundary of the Charlesworth Conservation area

Section GD4 identifies the requirement for the design of any proposal to be sympathetic to the character of the area without undue detrimental effect on the wider area

Section GD6 identifies the requirement for a hard / soft landscaping scheme that is within keeping of the local area

Section BC5 advises that proposals located within conservation areas will be acceptable providing that the use, siting, scale, external appearance and design will preserve or enhance the area.

5.0 Conservation Area Appraisal Table

<i>Proposed Works (item by item):</i>	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<p><i>Clearing of self seeded bushes, landscaping</i></p> <p><i>Construction of retaining structure to level the existing curtilage</i></p> <p><i>Retention / Introduction of planting scheme</i></p>	<p><i>The curtilage of the proposed site lies on the boundary of Charlesworth conservation area and adjacent to former farmhouse with gardens</i></p>	<p><i>The proposal does not affect the character of the area. The proposed wall is within keeping to the character of the site and its location within the conservation area.</i></p> <p><i>The external walls are to be formed from reinforced concrete interlocking blocks. The blocks will provide the retention of earth to form increased access to the garden.</i></p> <p><i>The blocks are to be lined either side with grit stone dry walling to match the existing area.</i></p> <p><i>The structure will be further screened from view via the retention of existing planting and introduction of a planting scheme that utilises planting that is characteristic of the local area</i></p>

6.0 SUMMARY

Approval of the application brings benefits as outlined below:-

- Proposed development will not have a significant impact on the openness of the Green Belt by ensuring the design is within keeping of the character of the area.
- Materials used are to match the existing conservation area
- The existing land is already defined as curtilage to banksfield farm. The proposal does not require a planning class change of use and is not be of detriment to the purposes for including land within Green Belt thus complying with NPPF and local plans
- No trees are to be removed by virtue of the proposal
- By virtue of careful design, the proposal ensures that the scale and appearance of the development is not significant and will not be out of keeping with the surrounding area
- The development will not be of detriment to the amenity of neighbouring residents.
- Proposed development is appropriate to the locality

6.0 ACCOMPANYING DOCUMENTS

The application consists of the following documents:-

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|--------|------------------------------------|
| 630-00 | Location Plan |
| 630-01 | Topographical Survey & Sections |
| 630-03 | Proposed Retaining Wall & Sections |

Charlesworth Conservation area Map

