



HIGH PEAK ARCHITECTS LTD

Second floor, Wharf House, Wharf Rd, Whaley Bridge, High Peak, Derbys SK23 7AD

Telephone: 01663 719717 Web: highpeakarch.com Email: hpa@highpeakarch.com

The Victoria Inn, 88 Bosscroft, Hadfield

Full Planning Application for Change of Use of The Victoria Inn Pub into Two Houses

24th February 2017

Ref 1337.Db.01



PLANNING STATEMENT

This statement is to accompany the drawings submitted for a Full Planning Application with High Peak Borough Council

The Site and Context

The site is located at the former licensed premises of The Victoria Inn on Bosscroft, Hadfield. The building is situated on the junction of Bosscroft and Padfield main road and is attached to two existing dwellings to the South West. The existing pub has a rear yard that has been used as a smoking area whilst the pub remained open. There is also a small out-building within the rear yard that will become external storage for one of the proposed houses.



Extract from High Peak Planning Interactive Map showing the extent of the Built Up Area Boundary

The Victoria Inn is situated within an established residential area. It lies within the Hadfield built up area boundary and is located to the North of the town centre, in a sustainable location for the amenities and public transport in the town centre.

The Victoria Inn is an empty pub at ground floor level with associated residential pub accommodation at first floor level and a beer cellar accessed internally.

The building is of coursed natural stone construction, it is two storeys in height with a dual pitched stone slate roof to the main building and a small, flat roofed, brick rear extension that currently houses the toilets for the pub and acts as a roof terrace for the first floor living accommodation.

The main entrance to the building is located on the North West elevation fronting onto Bosscroft and the building curves around the corner of the junction between Bosscroft and Padfield Main Road to the North East.



North West Elevation on Bosscroft



Single Storey Extension to Rear Elevation

The site is bound by Bosscroft to the North West and Padfield Main Road to the North East. The pub is attached to an existing dwelling, Number 86 Bosscroft, to the South West and the rear yard/smoking area is bound to the South East by Number 2 Padfield Main Road.

The fenestration pattern numbers 84 and 86 Bosscroft, to the South West generally follows the traditional pattern of the 'narrow' terrace: window and door at ground floor level, with 1 window at first floor level directly above the ground floor window. The terracing has been broken by the construction of the Manor House Surgery building and car park between Numbers 84 and 68 Bosscroft. The fenestration of The Victoria Inn does not follow that seen in the attached houses



View Numbers 86 and 84 Bosscroft attached to Victoria Inn



Manor House Surgery and car park, Bosscroft

The terraced houses to the South East, on Padfield Main Road, follow a similar pattern of fenestration to that seen on Numbers 84 and 86 Bosscroft. Again, though, the North East Elevation of The Victoria Inn does not continue this pattern and there is a break between the houses on Padfield Main Road and the existing pub.



View of elevation to Padfield Main Road

The site is in a predominantly residential and sustainable location. It is close to the town centre of Hadfield and its amenities. Pubs, shops, restaurants, doctors, dentists, schools, chemists and takeaways are all within easy walking distance.

The pub is on the 393 bus route (Padfield Main Road) which runs between Hadfield and Glossop and it is a 500m walk to the 237 bus route which offers links to Glossop, Stalybridge and Ashton-under-Lyne. The site is also only 700m from Hadfield Train Station with regular services to Manchester.

Development Proposals

The application proposes the conversion of the former Victoria Inn public house into 2 new dwellings, one 3 bedroom and one 4 bedroom dwelling.

The proposed conversion is to be contained within the confines of the existing building structure with no proposed extensions.

A new door opening is proposed to the North West elevation fronting onto Bosscroft, to provide a private, independent entrance to both dwellings. Existing window openings will be retained with new windows installed. Two new rooflights are proposed to provide light and natural ventilation to the new bedroom proposed in the existing roof space.

The internal layout of the conversion has been carefully designed to make best use of the available space within the existing building. There are two internal structural walls, one of which has informed the separation between the two new dwellings and partially forms the new party wall.

The conversion of the building and the separation of the space into two houses has required a new staircase and a relocation of the existing staircase, resulting in better use of the existing building.

The location of the existing structural wall which will be used to form the new party wall has produced houses which are not equal in size. One side of the new party wall provides space for a good sized 4 bedroom house whilst the other is significantly smaller. The third bedroom for the smaller house will be provided in the existing roof space.

The conversion has been designed to make best use of existing window openings and minimise the changes to the external fabric of the existing building.

Where possible, Kitchens and Bathrooms have been kept to the rear of the building to make use of existing foul drainage provision.

External Alterations

There will be a new door opening created on the North West elevation, to provide private access to the new 3 bedroom dwelling as the existing door will be used to access the 4 bedroom dwelling.

2 new roof windows are proposed to the front and rear of the existing roof over the new 3 bedroom dwelling.

The rear yard/smoking area will be made into gardens for the new dwellings, with a new back door opening created in the single storey extension to the rear. This new back door will serve the 4 bedroom house and levels in the rear yard will need to be lowered to accommodate the new door.

The existing first floor door opening, which provides access to the flat roof, will be made into a window opening. The flat roof over the single storey extension will be repaired and no longer used as a roof terrace.

Planning Policy Context

National Planning Policy

The national planning policy for England is set out in the National Planning Policy Framework (NPPF) which was published in March 2012. It is a material consideration when making a decision on this planning application. The NPPF sets out the Government's economic, environmental and social planning policies for England. The NPPF promotes sustainable development and should be considered along with local planning policies when making decisions on planning applications.

The NPPF talks about a presumption in favour of sustainable development with Paragraph 14 stating that *"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking"*

Paragraph 17 of the NPPF contains the 12 core planning principles that should be applied to plan making and decision taking including:

- Proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs.
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

Local Planning Policy

The relevant local planning policy for this application is contained within the High Peak Borough Council Local Plan which was adopted in April 2016.

Policy S1 – Sustainable Development Principles: This policy highlights the need for development to positively contribute to the sustainability of existing communities, protect the environment and mitigate climate change. It states that this can be achieved by

- *Meeting most development needs within or adjacent to existing communities*
- *Making effective use of land (including the remediation of contaminated land and reuse of brownfield land) buildings and infrastructure.*
- *Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment).*
- *Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations.*
- *Minimising the need to travel by promoting development in locations where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport, with minimal reliance on the private car.*

It is clear that the proposals are in line with Policy S1. The development is within the Hadfield built up area boundary, it makes effective use of land by reusing an existing building and it makes good use of the existing building by providing 2 new homes of different sizes in a sustainable location.

Policy S2 – Settlement Hierarchy: This policy aims to direct development to sustainable locations in existing settlements. Hadfield is defined as a “Larger Village” for the purposes of Policy S2 and development is considered appropriate within the settlement boundaries of the larger villages.

The development site is within the established settlement boundary of Hadfield and as such complies with Policy S2.

Policy EQ6 – Design and Place Making: This policy aims to ensure that new development is well designed and contributes positively to the local distinctiveness and character of its setting. It states that this will be achieved by:

- *Requiring that development be well designed to respect the character, identity and context of High Peak’s townscapes and landscapes*
- *Requiring that development contributes positively to an area’s character, history and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.*
- *Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.*

The proposed development will be contained within an existing building and as such will respect the existing character and identity of Hadfield. The reuse of the pub will prevent the building from remaining empty and disused which will positively contribute to the area. The proposals will remove the noise associated with the pub and the removal of the roof terrace to the rear will dramatically improve the visual intrusion experienced by the neighbouring properties.

Policy E4 – Change of Use of Existing Business Land and Premises: This policy seeks to protect, where feasible, the use of existing land or premises for employment use. The policy does accept that a change of use of an existing building premises may be permitted where its continued use as a business is no longer financially sustainable. It states that such a change of use will only be permitted where:

- *The continuation of the land or premises in industrial or business use is constrained to the extent that it is no longer suitable or commercially viable for industrial or business use as demonstrated by marketing evidence commensurate with the size and scale of development; and the proposed use is compatible with neighbouring uses.*

The Victoria Inn has been marketed as a public house, with Fleurets Estate Agents from the 4th of April 2016 and no interest to continue the business was shown, we have supplied the sales particulars as part of this application and an email from Fleurets confirming when they began marketing the pub.

The pub was sold by Thwaites’ Brewery in 2010, to a private owner, as it was no longer seen as a viable asset for the brewery, due to poor financial returns from. We have supplied the barrelage figures for The Victoria Inn, over the last 3 years, to show the steady decline in the financial viability of the pub as a business. The barrelage has reduced by nearly 70% since 2014.

The proposed use of the development, as housing, is clearly compatible with neighbouring uses as this is a mainly residential area.

Policy H1 – Location of Housing Development: This policy is to ensure that provision is made for new housing to be provided within the borough. It states that this will be achieved by:

- *Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings, and the change of use of existing buildings to housing, on all sites suitable for that purpose.*

The proposals will provide new housing by a change of use of an existing building within an established residential area and as such comply with Policy H1.

Policy CF5 – Provision and Retention of Local Community Services and Facilities: This policy is in place to protect and improve local community services and facilities and will attempt to achieve this by:

- *Resisting proposals involving the loss of community assets and facilities (including land in community use, community/village halls, village shops and post offices, schools, nurseries, places of worship, health services, care homes, convenience stores, libraries, public houses, museums, performing arts venues and other community facilities) unless it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility, or an alternative facility of the same type is available or can be provided within an accessible location. If permission is granted for a change of use or redevelopment, preference will be given to premises remaining in some form of community or employment use so long as this does not result in traffic, amenity, environmental or conservation problems.*

As previously mentioned, The Victoria Inn is no longer financially viable as a public house and has been marketed since April last year without success. No offer was made to the owner which would allow the building to be used for an alternative community facility and its location is not suited to an alternative retail use due to lack of passing trade.

Financial Accounts for the business have not been made available but the previous owners of the pub have decided to invest their time and money into a café in Glossop as this is proving to be a much more financially viable business.

The Victoria Inn has not been registered as “an asset of community value” with High Peak Borough Council as provided for in The Localism Act 2011

There are several other public houses within the vicinity of the application site. The closest public house is The New Lamp which is located 500 metres to the South West along Bosscroft. The New lamp is an extremely popular pub offering good quality Thai food. Hadfield offers numerous alternative drinking establishments such as The Palatine, The Anchor Inn and The Spinners Arms all within 900 metres of the site and 900 metres to the East, along Padfield Main Road, is the Peels Arms Hotel.

It is clear that there are more than adequate, alternative public houses within the vicinity of the application site to compensate for the loss of The Victoria Inn.

The change in recent trends away from traditional public houses to family friendly pubs and pubs who offer good quality food have also contributed to the failure of The Victoria Inn to serve community needs. It also offers no parking, no food and a less than attractive rear beer garden.

The Victoria Inn is clearly no longer able to serve the needs of the local community as well as other local alternatives.

Policy CF6 – Accessibility and Transport: This policy is to ensure that developments can be safely and sustainably accessed, minimising the need to travel by unsustainable modes of transport. This will be achieved by:

- *Requiring that new development can be integrated within existing or proposed transport infrastructure to further ensure choice of transportation method and enhance potential accessibility benefits.*
- *Ensuring that development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.*

The proposed development site is on a bus route that links the site to Glossop and is within 500 metres of another bus route linking it to Glossop, Stalybridge and Ashton-under-Lyne. It is also within walking distance of Hadfield railway station which has regular trains to Manchester.

Although the development site does include land to the rear of the building, utilising this space for car parking would mean that the new dwellings would have no private amenity space which would be detrimental to the wellbeing of the owners of the new houses. High Peak Borough Council's Residential Design SPD highlights the importance of providing private amenity space for new dwellings. It is therefore proposed that the rear yard is used as private gardens for the new dwellings.

The Victoria Inn offered no off street parking for customers and minimal off street parking for the pub managers who lived on the first floor, in a 3 bedroom dwelling. The current gate access to the rear yard provides less than satisfactory visibility for access onto Padfield Main Road, from the rear yard.

It is therefore proposed that the parking requirement for the new houses will be provided by on street parking.

According to High Peak Borough Council's Parking Standards the new dwellings will require a total of 5 parking spaces (national planning policy states that these parking standards should be considered as maximum standards). It is proposed that the parking requirement for the development will be provided on street. Whilst the pub is in an existing residential area, the current level of on street parking required to serve the existing dwellings on Bosscroft and Padfield Main Road is relatively low. There are no houses directly opposite the pub, on Bosscroft, Manor House Surgery has its own, large off street car park and a number of the surrounding existing dwellings have off street parking areas within their curtilage.

According to recommended, safe occupancy levels for public houses contained in Approved Document B2, the building, in its existing use, is capable of accommodating over 150 customers. Currently these customers, if driving, would need to utilise on street parking. The parking associated with the proposed dwellings would represent a massive improvement on this situation.

It is also worth noting that the development site is within walking distance of the centre of Hadfield and to various modes of public transport. An argument could be made to reduce the parking requirement due to the access to more sustainable modes of transport in line with Local Plan Policy S1 and the NPPF Paragraph 39.

A statement from SCP Transport has been submitted as part of this application to provide more in depth information regarding the parking associated with the development.

The proposals also include the provision of cycle storage within the new dwellings.

Conclusions

The conversion of The Victoria Inn into 2 new dwellings has been judged against national and local planning policy.

The development site is located within the established settlement boundary of Hadfield, in a mainly residential area and as such represents a suitable and sustainable location for residential development.

National and local planning policy supports the conversion of vacant buildings to residential use in sustainable locations.

We have demonstrated that the existing business use of the building is no longer financially or commercially viable.

We have also demonstrated that there are adequate alternative public houses within the vicinity of the development site to mitigate for the loss of the Victoria Inn.

The submitted traffic information has also demonstrated that there will be no increase in on street parking, due to the development, and that the site can be accessed safely by pedestrians, bikes and private cars.

The site is also located in an area that offers several alternative forms of transport, other than the private car, which will help minimise the number of unnecessary and unsustainable journeys.

For the reasons above and in the absence of any conflict with planning policy or other material consideration, planning permission should be granted for the proposals.