

WINGFIELD, BINGS ROAD, WHALEY BRIDGE, SK23 7HR

**REFURBISHMENT OF A TWO-BEDROOM BUNGALOW WITH EXISTING BASEMENT
TO CREATE A FOUR-BEDROOM HOUSE AND SEPARATE DOUBLE GARAGE WITH
GREEN ROOF, AND ASSOCIATED HARD AND SOFT LANDSCAPING WORKS**

PLANNING AND HERITAGE STATEMENT

FEBRUARY 2021



*GTP Ltd
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148 Buxton Road
High Lane
Stockport
Cheshire
SK6 8ED*

1 BACKGROUND

- 1.1 This statement is submitted to accompany the householder planning application which seeks consent for the enhancement and visual improvement of the existing detached dwelling at Wingfield in Whaley Bridge. The current low-quality appearance of the property is illustrated in the photograph on the cover of this statement.
- 1.2 This document provides a description of the application site as well as briefly depicting the development, before reviewing the relevant planning policies and the heritage status of the site along with establishing a conclusion for the development.

2 THE SITE

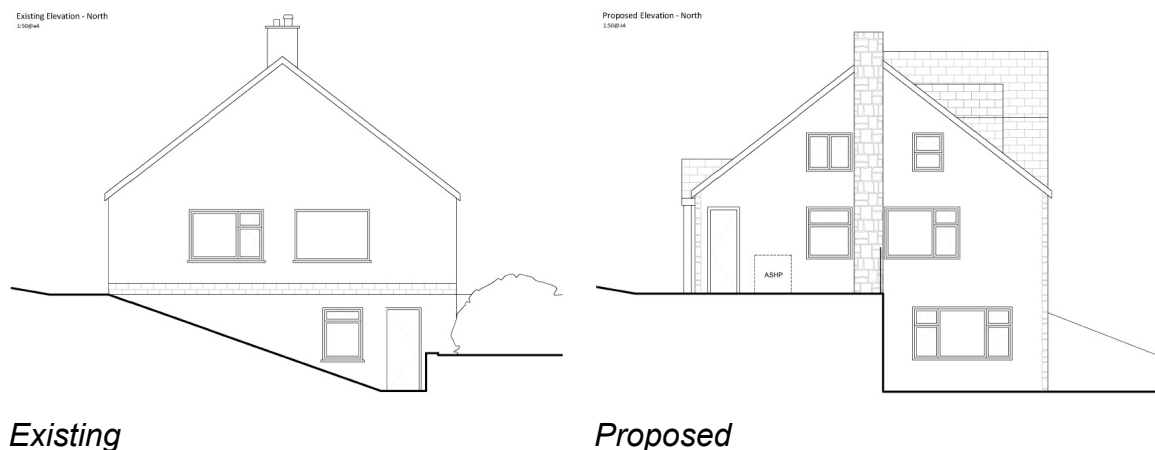
- 2.1 The site lies on the northern side of the road on land which slopes from the east down to the west and has substantial gardens to the west, south and north. The extent of the site is shown edged by a red line on the extract from the submitted location plan provided below:



- 2.2 The property is located within the Whaley Bridge Conservation Area, with the locality comprised of a variety of semi-detached houses, detached houses, bungalows and flats of an array of styles, many of which have been subject to changes over the years.
- 2.3 Wingfield itself is currently an unremarkable detached rendered bungalow with a basement level, which the owners wish to significantly improve via its renovation and upgrading to enable their home to make a positive contribution to the area.

3 THE PROPOSED DEVELOPMENT

- 3.1 The scheme seeks to enhance the existing dwelling by providing an upper floor of accommodation utilising appropriate fenestration changes, including dormer additions and roof lights, without extending the footprint of the property and also by making more efficient use of the existing basement area. Materials of construction will reflect those in the local area (render, stone and tiles) as well as introducing some areas of cedar panels to add interest to the elevations.
- 3.2 The works to the roof to provide dormers are focussed on the western side of the dwelling in order to take advantage of the land topography and to provide views across the village. A comparison of the existing and proposed northern end gable elevations is depicted below to show how the form of the dwelling will be altered to take advantage of the land levels but with its height remaining unchanged:



- 3.3 The scheme also proposes areas of terrace around the western, southern and northern elevations of the resulting house and the erection of a detached garage set between the existing access off the road and the southern elevation of the dwelling, together with a general upgrading of the garden area.

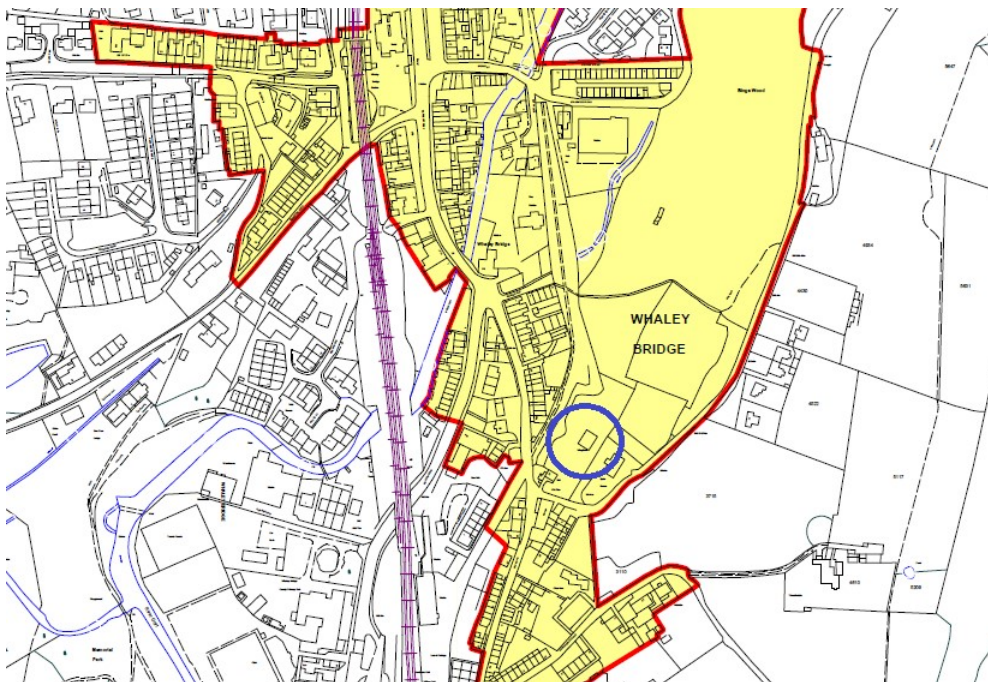
4 RELEVANT PLANNING POLICIES AND GUIDANCE

- 4.1 At a national level, Section 12 of the National Planning Policy Framework (NPPF) requires good design for new developments with Paragraph 127 setting out objectives to contribute to the overall quality of the area and to respond to local character but to not prevent or discourage appropriate innovation. Planning policies should allow schemes which are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing appropriate innovation or change. The NPPF also states (at Paragraph 170) that developments should provide net gains for biodiversity.
- 4.2 Paragraph 130 of the NPPF confirms that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.
- 4.3 In regard to the Conservation Area, Paragraph 190 of the NPPF advises that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of an asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.4 Paragraph 192 of the NPPF dictates that when determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

- 4.5 Accordingly, Section 5 of this statement provides the necessary text to ensure that the requirements of the NPPF are satisfied.
- 4.6 In addition to the NPPF, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of conservation preserving or enhancing the character or appearance of a Conservation Area. The proposed development fully accords with this requirement.
- 4.7 Along with national guidance and the 1990 Act, regard has also been paid the objectives of the local planning policies contained within the High Peak Local Plan of 2016.

5 THE CONSERVATION AREA

- 5.1 The Whaley Bridge Conservation Area was designated in 1987 and its boundary was extended in 1994 and 2000. The latest Appraisal produced by the Council is dated July 2008 with the position of the site denoted by a blue circle on the below Conservation Area map:



- 5.2 The main characteristics of the Whaley Bridge Conservation Area are described in the Appraisal as being:

Historical development associated with transport and coal industry and still evidenced within the canal basin.

Relationship of the canal basin and the town centre.

Existence of the River Goyt flowing through the centre of the town.

Topography of the area providing long distance views across the valley.

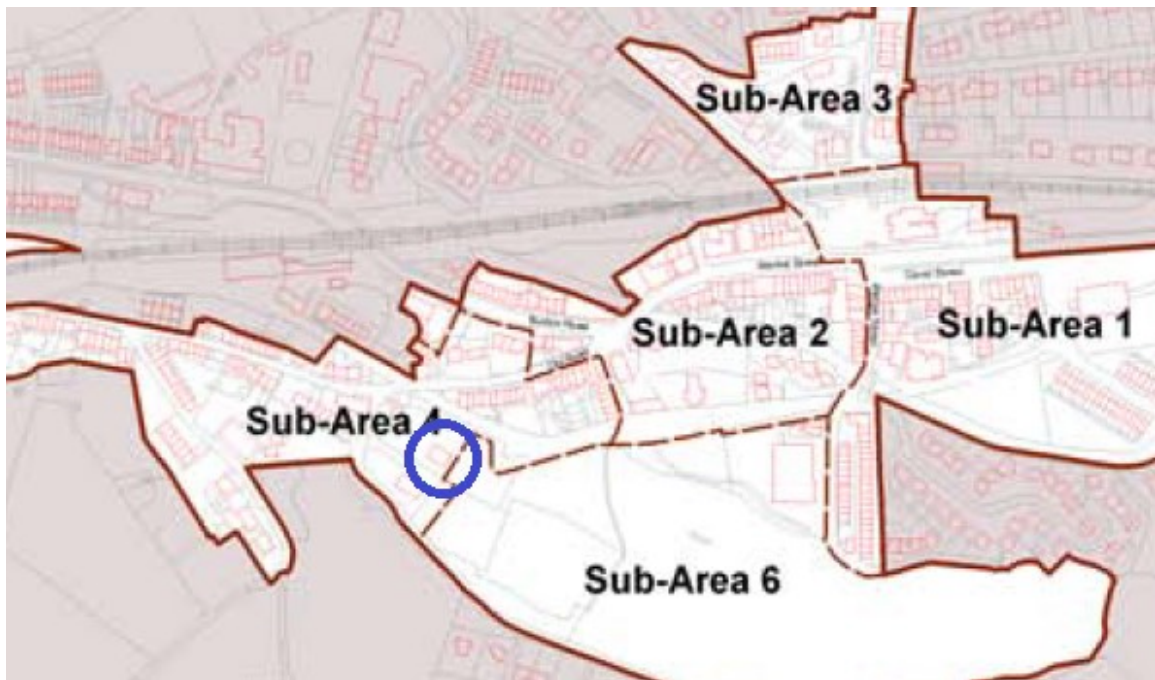
Close relationship between buildings and surrounding countryside.

High survival of traditional surface materials and street furniture.

High survival of 19th century development overlain by more recent developments.

Survival of key focal and architecturally prominent buildings along Market Street.

- 5.3 The Appraisal sub-divides the Conservation Area into six sub-areas with the site being split between sub-area 4 in which the dwelling and its southern gardens stand and sub-area 6 in which the northern gardens are located. This is illustrated on the below map extract where the site is denoted by a blue circle:



- 5.4 For the purpose of the remainder of this assessment, the site is considered against the qualities of sub-area 4 given that the majority of the land and all of the dwelling footprint lie within this zone.
- 5.5 Sub-area 4 'Old Road' forms the central section of the Conservation Area which typically follows a linear route along Old Road, taking in development either side, and off-shoots of development along Bings Road, New Horwich Road and Rock Bank. Old Road forms the western boundary and its raised level gives views over the Conservation Area, with the eastern boundary primarily formed by built development flanked by rising open countryside. The topography of the area is one that gently slopes and curves along Old Road and rises more steeply up Bings Road and New Horwich Road.

- 5.6 Wingfield is not listed within the Appraisal as a property being worthy of note, unlike the more historic properties clustered along Old Road away to the south. One structure of interest, the disused Colliery Air Shaft Tower on Bings Road which stands opposite the access to Wingfield, is described in the Appraisal as being a disused tower dating from the mid-19th century constructed in red sandstone and providing a prominent local landmark reflecting the town's links with the coal industry.
- 5.7 Given the current unexceptional appearance of the property and the plans proposed to enhance its appearance, it is not considered that the proposal will be harmful to the area and indeed will enhance the locality via the visual improvements proposed.
- 5.8 The scheme is therefore not contrary to any of the key issues identified in the Appraisal, and the scheme as proposed would not be harmful in respect of the objectives for the preservation and enhancement of the Conservation Area either at local level or as established by the NPPF.

6 CONCLUSIONS

- 6.1 It is considered that this document provides all the necessary planning and heritage justification for the proposed development, with the scheme serving to preserve and enhance the visual appearance of the domestic property within the Whaley Bridge Conservation Area.
- 6.2 It is therefore trusted that the Council will look favourably on the proposal given the information provided, but if any issues are identified these should be raised at an early stage in the determination period to allow for discussion and agreement.