

2 BINGS ROAD, WHALEY BRIDGE, SK23 7ND

**SINGLE-STOREY SIDE EXTENSION AND RELOCATION OF RETAINING WALL
FURTHER AWAY FROM THE HOUSE AT THE REAR AND SIDE**

HERITAGE STATEMENT

SEPTEMBER 2022



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Cheshire
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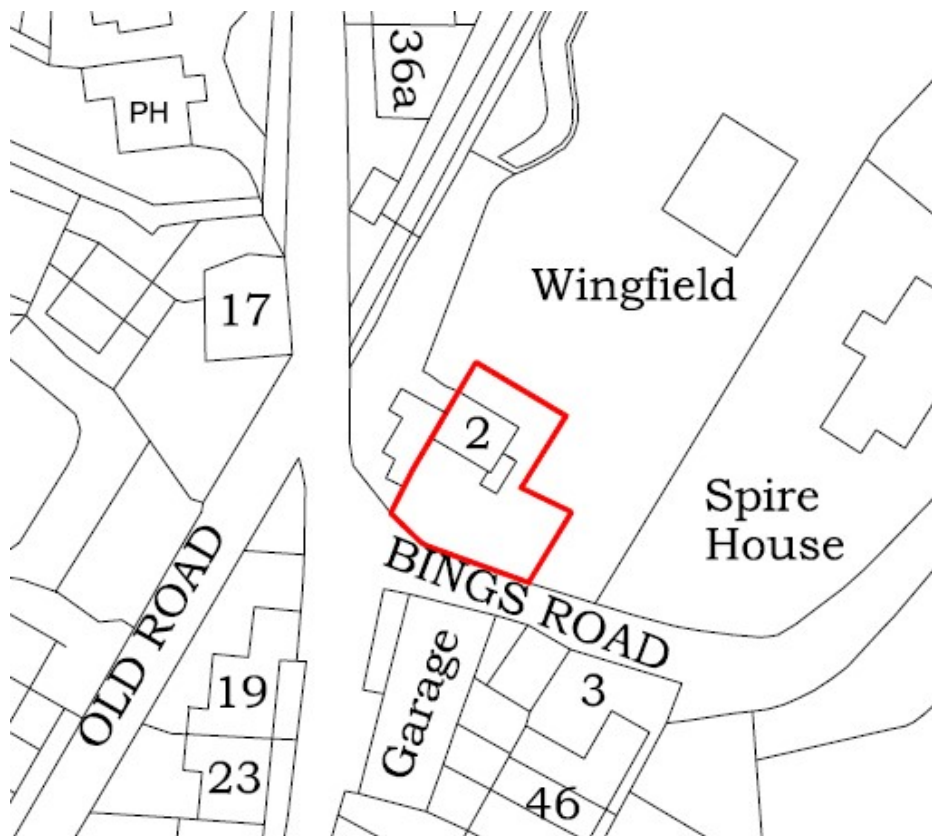
1 BACKGROUND

- 1.1 This statement is submitted to accompany the householder and listed building consent applications which seek to add a small extension to the side of the house to reflect one already in place, and to relocate existing retaining walls further away from the building to alleviate damp and maintenance problems.
- 1.2 The exterior appearance of the facade entrance of the property viewed from the access to the southwest is shown on the view on the cover of this document.
- 1.3 This statement provides a description of the application property as well as depicting the proposal, before reviewing the relevant policies and heritage status of the site and then assessing the proposal.

2 THE SITE

- 2.1 The dwelling lies within the urban area of Whaley Bridge, with further houses to the west side and to the rear (north) with Bings Road to the south and the vehicular access of Wingfield to the east. The property has a modest residential curtilage with amenity space to the front, with the land levels rising at the rear. The extent of the application site is shown edged by a red line on the plan provided below at Figure 1.

Figure 1: Location Plan of the Property



- 2.2 The house is a Grade II Listed Building, with the official listing entry from Historic England confirming that the building was first listed on 19 September 1977 with the building stated as dating from 1746. The property has a brief description in its official listing which reads as follows:

“Dated 1746 (over) on door lintel. Former farmhouse of two storeys in coursed stone with stone slate roof with end stacks. The two windows on the 1st floor now have modern glazing, as has one to the ground floor. One window to the left on the ground floor which retains its hung sashes with glazing bars. Modern gabled porch.”

- 2.3 No references to any boundary features are included in the official listing, and there are no photographs or comments recorded on the Historic England site to accompany the listing entry.

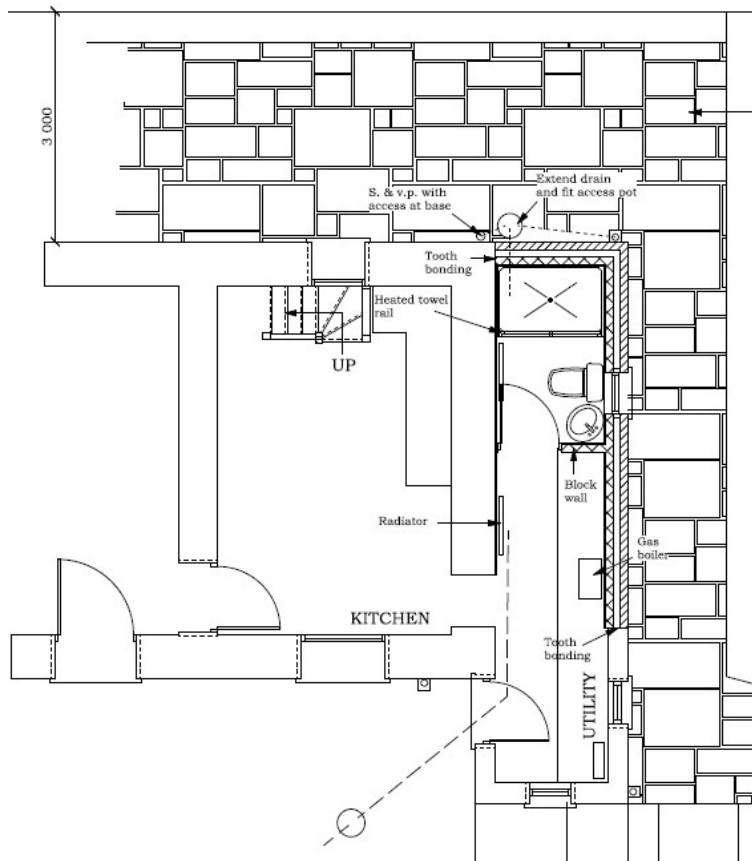
3 THE DEVELOPMENT

3.1 The scheme seeks consent for the following works:

- 1) single-storey side extension
- 2) relocation of retaining wall further away from the house at the rear and side

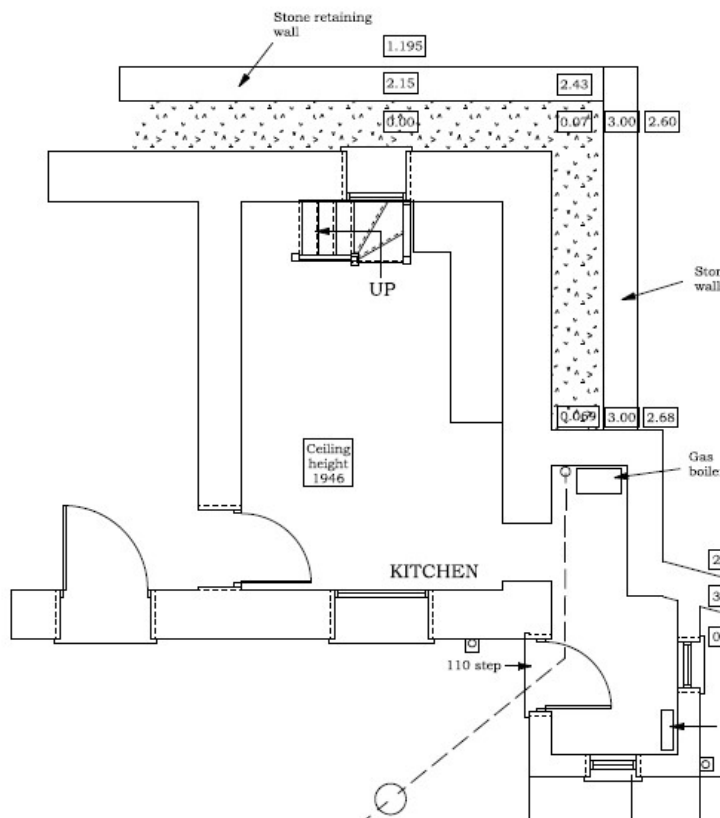
3.2 The extension will serve to elongate an existing side addition at the same width, to accommodate a shower room and wc at the rear with a utility room at the front in the existing section. The structure will reflect the style of the existing extension and the host building, using materials to match and with a simple lean-to roof and containing one side facing window and one roof light. The footprint of the extension is illustrated in the extract from the proposed layout plan provided at Figure 2 below:

Figure 2: Extract from the Proposed Layout Plan



- 3.3 The second element of the application seeks to address a long-standing maintenance issue where existing retaining walls to the eastern side and the rear (north) are in close proximity to the house, leading to frequent blockages and causing damp ingress. Furthermore, the limited width of the passages to the side and rear prevent any easy access to clear such blockages. The relocation of the walls has become possible by the agreement of the adjacent landowner to sell some of their property. The repositioned walls are shown earlier at Figure 2, with their existing positions shown below in the existing layout plan extract at Figure 3:

Figure 3: Extract from the Existing Layout Plan



4 RELEVANT PLANNING POLICIES AND GUIDANCE

- 4.1 At a national level, Section 12 of the National Planning Policy Framework (NPPF) of July 2021 requires good design for new developments with Paragraph 130 setting out objectives for planning policies to 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.
- 4.2 Paragraph 134 of the NPPF confirms that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 4.3 NPPF Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail for such descriptions should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a scheme for minor works to an existing dwelling which is a Grade II listed building, the level of detail provided by this statement is considered entirely proportional.
- 4.4 Paragraph 197 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 16 of the Planning (Listed Building and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Any listed building consent shall (except in so far as it otherwise provides) endure for the benefit of the building and of all persons for the time being interested in it.
- 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 Borough Council Local Plan of April 2016. The aims and objectives of the relevant policy is summarised below.

Policy EQ 7 'Built and Historic Environment'

- 4.8 This policy informs that the Council will conserve heritage assets in a manner appropriate to their significance, taking into account the desirability of sustaining and enhancing their significance, and will ensure that development proposals contribute positively to the character of the built and historic environment.
- 4.9 Policy EQ 7 also confirms that particular protection will be given to designated heritage assets and their settings such as Listed Buildings, via a number of objectives including requiring alterations to existing buildings being able to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.

Residential Design Guide

- 4.10 In addition to the Local Plan, the Council's Supplementary Planning Document (SPD) of February 2018 identifies the overarching principles in securing good design and places an emphasis on respecting traditional built forms given High Peak's high quality natural environment, historic towns and villages. However, Paragraph 1.9 of the SPD confirms that listed buildings are not covered by this guide and accordingly its content in regard to the proposal is limited only to those elements relating to the principles of high-quality design.

5 ASSESSMENT

- 5.1 The house of 2 Bings Road is a Grade II Listed Building which dates from 1746 with later 20th century additions. The official listing for the property is very limited and focuses mainly on window openings and materials of construction, none of which are impacted by the proposed extension or the retaining walls relocation.
- 5.2 The extension to the side will reflect that previously approved for the existing front section and is not considered to result in any harm to the listed building or its setting. A view of the existing side extension is provided below at Figure 4:

Figure 4: The Existing Side Extension



- 5.3 An image to show an example of the narrowness of the gap between the existing retaining walls and the house is provided below at Figure 5 to illustrate their close proximity which causes issues to the building:

Figure 5: Proximity of the Existing Retaining Walls



- 5.4 Paragraph 134 of the NPPF states that, in determining applications, significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. It is considered that the scheme does not in any way conflict with this objective of the NPPF.
- 5.5 The proposed extension and repositioning of the retaining walls are considered to be perfectly acceptable changes to the listed building and its setting as they will not detract from the significance or character of the asset.
- 5.6 The NPPF confirms at paragraph 197 that a Local Planning Authority should take account of three key considerations when determining applications for designated heritage assets, namely:
- 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.
- 5.7 The proposed development is considered to be entirely appropriate and causes no harm to the character of the listed building, and the application therefore adheres to the requirements of the NPPF and the Council's Policy EQ 7 for works regarding designated heritage assets.
- 5.8 It is considered that this document provides all the necessary planning and heritage justification for the proposed development, with the content of this statement proportionate to the proposed works and the importance of the listed building. The document is therefore sufficient to understand the impact of the works in accordance with Paragraph 194 of the NPPF.
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- 5.9 It is therefore trusted that the Council will look favourably on the application given the information provided in this statement, but if any issues are identified these should be raised at an early stage in the determination period to allow for discussion and agreement.