

P/2022/0221
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HERITAGE IMPACT ASSESSMENT

PROPOSAL : ERECTION OF A DETACHED GARDEN ROOM, A CANTILVERED BALCONY AND DECKED AREA TO GARDEN

ADDRESS : 23 WENTWORTH PLACE, DOVE LANE, ROCESTER, ST14 5LA

APPLICANT : DR & MRS I KHAN

DATE : FEBRUARY 2022 JOB No. : 2016-2192

1.0 INTRODUCTION

Sammons Architectural Ltd have been asked to prepare a Heritage Impact Assessment on behalf of Dr & Mrs I Khan to accompany a full planning application for the erection of a detached garden room, a cantilevered balcony and decked area to garden at 23 Wentworth Place, Rocester. This statement should be read in conjunction with the accompanying drawings numbered 2016-2192-136, 2016-2192-137, 2016-2192-138, 2016-2192-139 as well as technical information relating to Wall mounted up and down PIR LED lighting and Recessed walk over LED lighting.

This Statement demonstrates how design principles and concepts have been applied to the design of the proposal and how it has taken account of national and local historic environment planning policies, and in particular how the design preserves or enhances the historic and architectural importance of the application building; how the proposal has been designed to harmonise with the existing architectural style of the building and area; the application building's setting; and particular physical features of the building and area that contribute to its special interest or character.

2.0 SITE DESCRIPTION

The application building relates to a recently constructed detached dwelling which occupies a large irregular shaped plot on a modern housing development which previously formed part of Eyes Farm. The east of the site is bounded by a stream which runs north west to south east. The stream is a leat for the mill to the south. To the north lies a 2 storey dwellinghouse and to the south, at a lower ground level lie an existing property known as Willowbank and its curtilage. The application site lies at the head of a short cul de sac arrangement which is accessed off Dove Lane.

The main centre of Rocester lies to the south west of the site with the next closest settlements of Stubwood and Denstone approximately 1.6km and 2km from the site respectively and located to the north west.

The wider setting of Rocester largely comprises field uses with a number of small residential villages and agricultural uses also within proximity. A large scale industrial unit lies approximately 800m to the west of the site and is used by JCB as their world head quarters.

Approximately 120m to the south of the site is the site of Rocester Abbey and part of a Roman town - an area of land designated as a Scheduled Monument. A section of the site to the west is within the boundary of the Rocester Conservation Area.

3.0 HISTORY

Outline planning permission for the erection of up to 18 dwellings following the demolition of the existing dwelling at Eyes Farm together with a concrete sectional garage within the curtilage of Eyes Farm House (subject to Section 106 Agreement) was granted under planning reference P/2013/01014) in December 2016. A reserved matters application for the erection of 16 dwellings including details of appearance, landscaping, layout and scale was granted under planning reference P/2016/01513.

A full application to amend the house type of this plot was submitted under reference number P/2018/00266 but later withdrawn. A subsequent application under reference number P/2018/01166 was approved in December 2018. The dwellinghouse has been constructed in accordance with the most recent approved plans and is currently occupied.

A previous application for a similar scheme has already been approved on the site under application number P/2021/00429 and remains extant. This is a significant and material consideration in the determination of this application. The proposed changes from the approved scheme contained within this submission all relate to the detached garden room and can be summarised as:

- French doors to front (house) facing elevation instead of sliding doors
- Sliding door / sidelight combo to river facing elevation
- Window to Plot 14 / garage facing elevation
- Shifted the mounted up-and-down lights closer to the French door opening
- Extended canopy over side elevation

Impact on the historic environment and visual amenity of the area

In determining planning applications with respect to any building or other land in a conservation area, local planning authorities are under a statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Case law has established that this means that considerable importance and weight has to be given to that statutory duty when balancing the proposal against other material considerations. Where a proposed development will lead to substantial harm or to total loss of significance of a designated heritage asset local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall 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. Again, as for the Section 72 duty referred to above, case law has established that this means that considerable importance and weight has to be given to that statutory duty when balancing the proposal against other material considerations.

Section 12 of the NPPF states that proposal should not pose significant harm to any heritage asset and should aim to preserve or enhance the asset by way of sensitive and appropriate design. Policy DP5 of the Local Plan states that development which protects the character and setting of listed buildings and conservation areas will be permitted. Strategic Policy 25 of the Local Plan indicates amongst other things that development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness. Policy DP6 of the Local Plan makes reference to impacts on archaeology. The Local Plan Policies are supplemented by the East Staffordshire Design Guide and the Rocester Conservation Area Appraisal.

Policy SP24 of the ESPP states that development proposals must contribute positively to the area in which they are proposed and reinforce character and identity through local distinctiveness. Policy DP1 expands upon this aim with specific reference to the design of new development.

The Rocester Conservation Area was designated by Staffordshire County Council in 1970. The first conservation area appraisal for Rocester was undertaken in July 2015 by IBI Taylor Young. The Conservation Area is split into two parts and whilst the application site itself lies outside the Conservation Area the access road lies within it.

There are no scheduled monuments or listed buildings within the application site although it lies in close proximity to the Grade II listed Dove Farm Cottage. The proposed development pays special attention to the character of its surroundings in Dove Lane which is characterised by the following:-

Dove Lane consists of a wide range of properties varying in Architectural style, usage and scale. At the southern end Dove Lane turns into West View at the end of which is the parish church of St Michaels with its steeple which dominates all views of the village.

Adjacent to the church to the west is the former rectory/vicarage, a mainly Edwardian potentially earlier building and to the east an Edwardian school, the Dove First School.

Further north is the former pumping station which is now known as Chalice House which again is probably Victorian.

The Victorian and Edwardian properties consist mainly of slated roofs with red brick facades modelled and white timber windows with stone sills and window details. More modern red brick extensions to the school are fitted with white uPVC and steel framed windows.

The majority of the properties at this end of the street are protected by mature/semi mature hedging with a number of TPO trees. Opposite to the proposed entrance is a 17th century timber frame and brick infill panels which has been converted into residential usage probably during the Victorian period. Chalice House uses a mix of ashlar stone and steel railings to its boundary.

The area surrounding the application site is mixed in character. On the eastern side of Dove Lane buildings are traditional in character and typical of the local vernacular with steeply pitched plain clay tile roofs and a mixture of red brickwork and render. There is limited set back between the front elevations and the highway with both the vernacular and more decorative buildings forming the context of the side on the eastern side of Dove Lane which contribute positively to the character of the area.

In terms of the design the development, as approved, for the larger site has two distinct character areas with the plots (1-5) reflecting the scale and design of the vernacular character of the historic streetscape whilst the plots further in and to the rear of the site adopting a more modern design approach with extensive areas of glazing.

The principle of the proposed development has already been considered and granted by the Local Planning Authority under planning approval P/2021/00429. This scheme seeks to make some minor design amendments to the detached garden room. Essentially these comprise of alterations to the fenestration detailing within the north east, north west and south east elevations. The south west (rear) elevation which abuts the shared boundary with the adjacent property will remain solid. In addition there has been some minor amendment to the positioning of proposed lighting on the building and a small cantilevered canopy similar to that approved on the north west elevation will be extended across the north eastern side as well. The proposed amendments are

minor and have little if any visual impact upon the character and appearance of the building as approved and the wider surrounding area including the conservation area which it sits. In this respect it is considered that the proposed development would comply with policies SP24, SP25, DP1, DP5 and DP6 of the adopted Local Plan as well as guidance contained within the NPPF.

7. CONCLUSION

This Assessment has, with the assistance of the Council's Conservation Area Appraisal, identified the elements of the character of the Rocester Conservation Area and examined the value of the application building within this context.

The proposal has been assessed against the Council's Local Plan policies and it is considered that proposed garden room and balcony would not detract from the character of the Rocester Conservation Area or harm the setting of the nearby Grade II Listed Building, Dove Cottage. In this respect it does not undermine the thrust of policy DP5 of the Local Plan which states that the Council will protect, conserve and enhance heritage assets and ensure that proposals contribute positively to the character of the historic environment. Nor would it conflict with the Framework which requires heritage assets to be conserved in a manner appropriate to their significance.