

Design & Access Statement

Conversion of former Sutton Arms into Residential Property – Darlington Road, Elton

Introduction

This design and access statement has been prepared to accompany an application for conversion and extension to the former Sutton Arms Public House, Elton.

In addition to this design and access statement the application is supported by the relevant application form, planning fee, plans and elevations.



Site Context

Properties within the village are typically large detached or semi-detached properties set within large wide gardens, which face onto Darlington Lane. South of the village agricultural fields, hedges and wooded becks surround the settlement, providing a rural outlook to the rear. Properties to the north look over small fields and paddocks, with views towards the A66 beyond.

It is considered that the historic core of the settlement runs from The Gables at the entrance to Juniper Grove in the east, to the western boundary of the Church Yard and Manor Cottage in the west. Within this part of the settlement, residential properties are generally arranged in a linear development along Darlington Road and are generally only one plot deep, facing Darlington Road at the front, with a rural outlook to the rear towards the wooded Coatham Beck. Properties on the north side of Darlington Lane are set further back with longer drives and larger front gardens. While the development at Juniper Grove is more than one property deep, it is considered to be outside the core of the settlement, and is constrained by the large plot and built from of Elton Hall. At the western end of the village

the linear form splits to follow the track north to Smith House Farm as well as Darlington Lane.

The application site is the former Sutton Arms, a public house located within the open countryside approximately 214m outside of the defined development limits of the village of Elton and is approx. 1 hectare in site area.

At the time of the resubmission application there had already been the partial demolition of the building, with the internal structures largely removed.

Externally there has been a large area of grass land cleared and a bund created.

Design and Access Considerations

This section of the statement outlines the design and access matters considered relevant to the proposals

The application site is outside the limits of development for Elton Village, however, the proposal relates to the change of use and extension of an existing public house with ancillary residential accommodation within an existing developed plot. In such circumstances, the extension of the property it is considered to be acceptable in principle. The existing property is relatively modest and the proposed extensions to the side and rear and changes to the roof will result in a relatively significant increase in the properties overall scale although relatively extensive extensions to the property are allowable under Permitted Development Rights.

The rear extension has also been set back from the side of the existing dwelling which assists in breaking up the lengths of walls and rooflines which in turn reduces the actual and apparent bulk of the property. Part of the proposed rear extension is single storey, incorporating a flat roof which again assists in reducing the impact of visible scale from the increased floor area.

The overall roof height and the eaves height are to remain the same and although the roof space is increasing significantly (relative to the existing), part of this is at the rear, which reduces the impact from any given viewpoint. Planning Policy requires all extensions should be in keeping with the property and the street scene in terms of style, proportion and materials. As the proposal is to extend the building to the rear, retains the core of the existing building and does not increase the overall height, it is considered that the

context of the existing building in its setting will not impact on the adjacent village.

There are no immediately adjacent residential properties and this proposal would not result in any undue impacts on the use, amenity or privacy associated with adjacent properties or land.



Design and Appearance

The NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development creates better places in which to live and work and helps make development acceptable to communities and for people. The Local Plan states that development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

Planning permission is sought for the alteration and extension to the existing property through the addition of a side extension, rear extension and roof alterations.

On this occasion, the proposed dwelling would utilise a redundant public house, which if not redeveloped would result in a vacant building, which would potentially impact on the character of the nearby village.

Careful structured soft landscaping, to supplement the existing established hedges and trees, would provide privacy for the occupants from Darlington Road to the south, A66 to the northern boundary and screening when viewed from the village.

The construction materials are set out on the proposed elevations, the precise details of which can be secured via condition. These predominately include render, facing brickwork and slate.

The proposed 5 bed, two storey dwelling would be located on the footprint of the former pub with an extension to the rear and side as indicated on the application drawings. The proposed design and materials are noted on the application drawings. The scale, design and materials are sympathetic with the former public house and other dwellings in the adjacent village. The external walls are proposed to be generally brickwork with areas of render to existing retained walls with a slate type roof finish.

Privacy/Noise/Impact

The proposal has taken into account the existing arrangement of adjacent residential properties and required separation distances. Therefore it is considered that the development will have no adverse impact on neighbours or adjacent occupants due to the similar nature of usage and position in relation to the village.

The development does not involve any alterations that would affect the character of the area.

Contamination

Environmental risks from contamination in relation to the site are considered to be low. The site has generally been used as a public house or farmland with no potential contaminants and therefore it is highly unlikely that the land would constitute contaminated land and/or pose any significant risk to human health.

Flood Risk

NPPF states that development proposals should provide an assessment of whether the proposed development is likely to be affected by flooding and consider measures to deal with these effects and risks.

The Environment Agency flood map shows the site is located within Flood Zone One and as such is outside any risk areas and therefore a flood risk assessment is not required.

Access

It is proposed to retain the existing site access as part of the overall development of the site. As noted on the proposed plans the existing vehicular access will be retained from Darlington Road.

The NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. This is supported by Local Plan Policy which states developments should respond positively to the existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport.

The proposed dwelling will be accessed by an existing, well-established road, which serves Elton village. No significant highway impacts are envisaged accordingly, both in terms of highways safety or additional traffic generation, particularly as the single residential unit would generate substantially less trips than the former public house.

Sufficient space is provided with the curtilage to avoid any on street parking. In terms of sustainable transport options, the nearest bus stops are located on Darlington Road, directly outside the site.

The application proposals would therefore accord with the transport related policies of the Local Plan and NPPF.

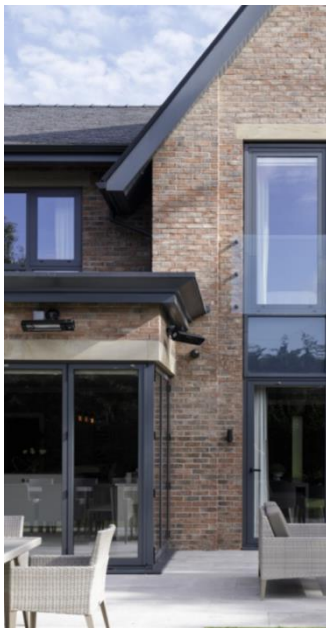
Highways

NPPF states that when reviewing whether a Transport Assessment or a Statement is needed for a proposed development, the following should be considered:-

- The scale of the development and its potential for additional trip generation
- Existing intensity of transport use and availability of public transport
- Proximity to nearby environmental designations or sensitive areas
- Impact on other priorities/strategies (walking, cycling etc)
- The cumulative impacts of multiple developments within a particular area
- Whether there are particular types of impacts around which to focus the Transport Assessment or Statement

Due to the nature and scale of the development a transport statement/assessment is not required.

Design Principles



National Planning Policy Framework

In March 2012, the Government published the National Planning Policy Framework. This document replaces nearly all the previous planning policy statements.

The guidance confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and there are three dimensions to this, economic, social and environmental. These give rise to the need for the planning system to perform a number of roles

Economic – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and coordinating development requirements, including the provision of infrastructure.

Social – supporting strong, vibrant and healthy communities, by providing the supply of having required to meet the needs of present and future generations and by creating a high quality build environment, with accessible local services that reflect the communities needs and support its health, social and cultural well-being and

Environmental – contributing to protecting and enhancing the natural, built and historic environment, minimise waste and pollution.

Paragraph 14 confirms that at the heart of NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. For decision taking this means

- Approving development proposals that accord with the development plan without delay: and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole: or
- Specific policies in the framework indicate development should be restricted.

Paragraph 187 of the NPPF states that "local planning authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Conclusion

On the basis of the information provided, we are of the opinion that the proposals fully accord with the development plan and there are no other material considerations that would indicate the permission should be refused in this instance. We would therefore respectfully request that the local planning authority resolve to grant planning permission.