

Design and Access Statement
For
Proposed extension and Alterations
At
Nesscliffe Service Station,
Nesscliffe
Shropshire
SY4 1DB

Ref: DAS21/9063
Date: 27th September 2021

Nesscliffe service Station is an established family business in Nesscliffe. The current owners have been trading on this site since 1982. My clients have seen an increase in shop sales over the recent years and they wish to develop the site to continue its growth. The proposals will improve the use of the site as well as the continuity and sustainability of the business whilst providing for a more diverse wider selection and increased range of fresh produce to meet the needs of the thriving and developing village of Nesscliffe plus surrounding area.

The extension will fit in to the character of the area, as local architecture and building materials have been taken into account and used at the planning stage. The development will not affect any architectural features or harm the local character of the area. The extension will blend into the local landscape to mitigate any adverse impact on the local area; the proposal makes no intrusion into the countryside and will not have any adverse effect on neighbouring property.

Context

Nesscliffe is the largest settlement within the parish of great and Little Ness and is designated as a community hub in the Shropshire local plan. The Village is, situated to the South of Oswestry (approximately 9 miles) and to the North of Shrewsbury (approximately 12 miles) which is a main line junction providing good communication links by train to the national rail network. Nesscliffe benefits from a regular bus service to neighbouring settlements: Kinnerley, Knockin, Baschurch and the towns of Oswestry and Shrewsbury therefore allowing connections to further destinations.

The village is predominately a dormitory village serving Shrewsbury and Oswestry although there is still a local agricultural industry within and around the curtilage of the village. A local caravan park caters for tourism in the locality; there is a business park locally and a number of small businesses in the locality providing local employment.

Amenities

The settlement is served by the following local facilities:

Petrol station, shop & Post Office – The site pertaining to this application

Public house/ Restaurant –

Primary School –

Village Hall-

Church-

Country Park-

Recreation and sports fields-

The site

The site had been used as a petrol filling station garage and small shop prior to 1989 for a number of years. It has evolved over the years by way of small extensions and alterations into a local convenience store, post office and filling station providing a service for the local community.

The existing building on site consists of a rendered masonry building comprising shop and post office and a redundant garage workshop.

The site is not a flood risk according to the Environmental Agency records.

There are no mature trees on the site, and no trees will be affected by the extension.

The site has good access to the public highway with ample off-road parking for customers. The proposed parking area around the existing site is considered to be of adequate size to not cause undue nuisance or affect the privacy and amenity of the occupants of adjacent properties. Vehicle movement on the site as a whole will be intermittent use generated by customers using the facilities provided.

Proposed works

The proposal consists of demolishing the existing lean-to veranda to the existing toilets (10 sq. metres). Erection of a timber framed extension to provide storeroom and toilet facilities (20 sq. Metres) and alteration and conversion of the redundant workshop (30 Sq. metres) at the rear of the existing shop to provide additional floor space within the shop.

Scale

The design of the extension in terms of footprint and eaves / ridge heights will be compatible with the local area and recent developments within the local landscape. The scale of the development will be in keeping with its surroundings

Due to the spacing, orientation and size of the extension there is no impact on privacy, sunlight or microclimate to existing neighbouring properties.

Appearance and design

The original settlement vernacular is of a cottage style built in red bricks, sandstone or rendered brick under a slate or tiled roof. With more modern buildings interspersed between the older properties. The proposed extension will 'bridge' between this and modern housing, adopting an appropriate scale and style to add interest and character to suit the site. The proposed materials will be in keeping with the surrounding properties.

The extension will be constructed using sustainable timber frame construction with secure by design UPVC Window and composite doors.

The roof will be subservient to the existing building and flat with a raised parapet to reflect the existing structure.

Planning Policy

The proposal is in accordance with SAMDev
MD9 Protected Employment Areas

1. Existing employment areas shown on the Policies Map will be protected for Class Band appropriate sui generis employment uses in accordance with the significance of the site using the guidance in Table MD9.1 to:

- i. safeguard key employers, local businesses and employment opportunities;*
- ii. provide development opportunities for business start-up, growth and inward investment to support the portfolio of employment land and premises in Policy MD4; w. contributes to the range and choice of employment land and premises in Shropshire.*

The proposal is to grow an existing business by investment in the premises securing jobs with established employment

CORE STRATEGY

CS 1 Strategic Approach

CS3 The Market Towns and Other Key Centres and

CS 13 Economic Development, Enterprise and Employment

Shropshire Council, working with its partners, will plan positively to develop and diversify the Shropshire economy, supporting enterprise, and seeking to deliver sustainable economic growth and prosperous communities.

Promoting Shropshire as a business investment location and a place for a range of business types to start up, invest and grow, recognising the economic benefits of Shropshire's environment and quality of life as unique selling points which need to be valued, conserved and enhanced;

The proposal will be an investment by the owners to secure and grow their business at a sustainable location well served by road, cycle route and footways within an established village identified as a community hub for growth, with no detriment to surroundings or environment.

Policy CS5 of the Shropshire LDF Core Strategy deals with the Countryside and Green Belt. The policy states that “...development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to:

Small-scale new economic development diversifying the rural economy, including farm diversification schemes.

Applicants will be required to demonstrate the need and benefit for the development proposed. Development will be expected to take place primarily in recognisable named settlements or be linked to other existing development and business activity where this is appropriate”.

The proposal meets these requirements.

NPPF

By supporting growth of the business this development provides an economic benefit by securing local jobs.

It is in a sustainable location and has no detriment to the environment.

It fulfils the golden thread of sustainable development

Drainage

The foul water drainage is proposed to utilise the existing septic tank, the existing system serves 2 No toilets the new proposal reduces this to one cloakroom. Waste water usage is not envisaged to increase.

Surface water drainage will be connected to the existing rainwater soakaway serving the existing building and yard area. The new flat roof will not increase the volume of water currently being disposed of via the soakaway.

Access

Public access to the site and premises will remain unchanged

Access to the building will be on a flat and firm surface with no hidden drops and will comply with the Building Regulations, in particular Part M of the Building Regulations' Access for the Disabled'. Internally the alterations and extension will be constructed in accordance and comply with part M of the Building Regulations.

Access from the parking area to doorways serving the property will be by a minimum 1.0m wide hard-surfaced pathway at a gradient not exceeding 1 in 12 this will lead to all external doorways which will have a level threshold, all entrance doors will be 900mm clear width.

From the entrance door there will be unhindered access to a toilet and washbasin within the building.

Adequate access is available to the existing building for emergency vehicles, the approach from the public highway is to an approved width to accommodate a fire and rescue tender.

Community Safety

As such the orientation of the existing building within the site allows for natural surveillance of the site access and car parking areas, without compromising the need for privacy of adjacent properties. It is proposed to install additional LED external lights over the store entrance door and above the Fire escape door fitted with photocells and movement detectors.

Sustainability

The site is currently providing an amenity for the village and some of the neighbouring villages, by increasing the size of the store it will allow for a greater range of stock to be held and increase the chances of the store remaining viable in the long term thereby maintaining an essential amenity at the centre of village life.

Summary

The proposed development would help to enhance the vitality of the village.

The proposal is in full accordance with both national and local planning policy.

We consider this proposal must be supported given the significant community benefits that will be delivered as a result.