



TOWN & COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990  
PLANNING & COMPULSORY PURCHASE ACT 2004

APPLICATION FOR PLANNING PERMISSION:

**R/O 4 STATION ROAD, PARKSTONE, POOLE, BH14 8UB**

HERITAGE STATEMENT

DECEMBER 2023

REF. TP.21183

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| <b>SECTION</b> | <b>CONTENTS</b>   | <b>PAGE</b> |
|----------------|---|-------------|
| 1              | Introduction and General Description of Site & Surrounding Area | 1           |
| 2              | Description of Proposed Development                             | 3           |
| 3              | Summary of Relevant Planning Policies                           | 3           |
| 4              | Heritage Assets   | 4           |
| 5              | Impact Assessment & Conclusion                                  | 4           |

| <b>GLOSSARY OF COMMON TERMS</b>  |     |
|----------------------------------|-----|
| Heritage Statement               | HS  |
| Conservation Area                | CA  |
| Bournemouth Christchurch & Poole | BCP |

## 1.0 INTRODUCTION & GENERAL DESCRIPTION OF SITE & SURROUNDING AREA

- 1.1 This HS supports an application for planning permission for the construction of an extension to the rear of 4 Station Road, Parkstone, Poole. The application is submitted on behalf of Indi's Restaurant Ltd., the new lessee of the ground floor premises. The extension, in the style of a conservatory, is required to expand the seating capacity of the restaurant and allow for a reconfiguration of the inside of the ground floor of the existing building.
- 1.2 The rear of 4 Station Road is part of a larger rear service area for the ground and upper floor accommodation at 2-4 Station Road, accessed from Wessex Road. However, the area of the proposed extension is relatively small and is currently only used for ad-hoc exterior storage.
- 1.3 The application site is situated within the Ashley Cross CA. The adjacent building to the east, number 6 Station Road, is a locally listed building, as is the parade that extends further eastward from it. Between 6 Station Road, and 11 Wessex Road, is a small courtyard with windows from those buildings facing on to it. This is adjacent to the application site. The extension has been designed to maintain daylight to this area.
- 1.4 There is a parking courtyard to the rear of the site. This is accessed from Wessex Road. It is however not used in association with the application premises, but instead services adjacent properties. The site of the proposed extension is a small area with a concrete surface beyond the tarmaced service yard.
- 1.5 Two flues extract kitchen fumes and odours from the main building. These are to be reconfigured as part of the proposed development, with only one new flue in the location currently occupied by that located furthest from the building. It will have the same appearance as the existing.
- 1.6 The building fronts Station Road at Ashley Cross. This is unaffected by the proposed development.
- 1.7 The site is shown in the photographs on the following page.



1. The frontage to Station Road. This is not affected by the proposed development.



2. The site viewed from Wessex Road.



3. The location of the proposed extension.

## **2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The proposed extension is in the form of a conservatory style, with a brick plinth and glazing above. The roof will be glazed - part obscure but with the sloping element clear glazed to take advantage of the southerly aspect for natural daylight. The extension will effectively infill an under-utilised courtyard area to the rear of the main building. Overall, the design is traditional, reflecting the fact that the application site is in the CA.
- 2.2 The existing rear door to the main building will give access for customers to the new extension. Overall the number of table covers will increase from 50 to 70. Additionally, the existing flues will be reconfigured, with only one flue being required.
- 2.3 In being located to the rear of the property, there will be no visual impact from Station Road. The extension will be seen from Wessex Road. However, this is 32 metres away, and hence not particularly visible in the street scene. In any event, the extension will improve the appearance of what is currently a relatively plain and functional external storage area.

## **3.0 SUMMARY OF RELEVANT PLANNING POLICIES**

- 3.1 Applications for planning permission in CA's are required to protect and enhance heritage assets in accordance with national and local planning legislation and policy. Legislation is provided by the Town & Country Planning Act 1990 and the Planning (Listed Buildings & Conservation Areas) Act 1990.
- 3.2 *The National Planning Policy Framework* contains Section 16, within which Paragraphs 189-208 deal with conserving and enhancing the built environment. The potential impact of proposals is assessed where they would result in total loss, substantial harm, or less than substantial harm.
- 3.3 *The National Planning Policy Guidance on the Historic Environment* sets out more detailed advice when compared to the NPPF. It sets out the heritage consent process, as well as the application consultation requirements.

- 3.4 *The Poole Local Plan* contains a range of local planning policies. This includes Policy PP30, which deals with heritage assets. It contains a number of criteria for the assessment of development affecting heritage assets, including the need to:

*Enhance or better reveal the significance and value of the site within the street scene and wider setting.*

- 3.5 The Ashley Cross CA was designated in 1987 and amended in 2012. The application site is situated towards the middle of the CA, in Character Area 1. The CA Character Appraisal and Management Plan contains guidance for alterations and extensions to buildings, in particular in respect of scale, quality and the use of materials.
- 3.6 All of these policies have informed the design of the proposed extension, which is considered to enhance the character of the CA.

#### **4.0 HERITAGE ASSETS**

- 4.1 In addition to the CA, the application site is adjacent to a row of locally listed buildings at 6-30 Station Road. The BCP Council Illustrative Guide notes that the buildings are of architectural and historic interest; of good quality design; and reflecting period detailing. However, the local listing describes the significant features that are on the front elevations of the buildings - there are no features of note to the rear.

#### **5.0 IMPACT ASSESSMENT & CONCLUSIONS**

- 5.1 The proposed extension is modest in size and scale. It is located to the rear of the building where it will not be readily visible in the street scene. Views of the site from Wessex Road are limited. The site itself has no prominence in the CA.
- 5.2 The construction of the proposed extension offers an opportunity to improve the visual appearance of the area - characterised by a concrete surface - introducing a small building of modest size and of a traditional design in a location that is not

actively used, excepting for ad hoc storage. The change in appearance will be positive, enhancing the character and appearance of the CA.

5.3 Although located close to the locally listed building at 6 Station Road, the proposed extension will not adversely impact on its character and appearance. There is no impact at all on the front elevation, which contains the noteworthy architectural and historic features.

5.4 It is therefore concluded that in terms of heritage, the proposed extension will be a positive new feature and will cause no harm to the heritage assets within which it sits and adjoins.