DCDESIGN

Design & Access Statement

Extensions & alterations to form function / meeting room and ancillary accommodation to existing D1 Use, Elohim Church Hub, Main Street, Barlestone, CV13 0ED.

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Simon Cheshire Planning © 2011

Email: plot64@talktalk.net

Introduction

This statement is submitted in support of the full planning application for extensions & alterations to form function / meeting room and ancillary accommodation to existing D1 Use, Elohim Church Hub, Main Street, Barlestone, CV13 0ED.

This Design and Access Statement (DAS) has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2006.

In accordance with National Planning Policy advice in Circular 01/2006 (DCLG) "Guidance on Changes to the Development Control System" and the guidance given in the Department of Communities and Local Government Guidance on information requirements and validation (April 2010), the level of detail presented in this DAS is proportionate to the scale and complexity of the application.

The purpose of the statement is to explain the principles and thought processes employed in the formulation of the application. As a minor development references were made to the relevant planning policies. These are predominantly the saved Local Plan policies as they take primacy in the determination of such an application and are consistent with the broader aims of Regional and National Planning Policy Statements.

Policy Considerations

National Planning Guidance

Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development'
Planning Policy Guidance Note 13 (PPG13): 'Transport'

Local Plan Policy

The site is within the settlement boundary of Barlestone as defined in the adopted Hinckley and Bosworth Local Plan (2001)

Policy BE1: 'Design and Siting of Development'
Policy T5: 'Highway Design and Vehicle Parking Standards'

Core Strategy

Policy 7 Key Rural Centres: seeks to support the key rural centres and ensure they provide and maintain essential services to their rural hinterland.

Policy 11: Key Rural Centres Stand Alone: seeks to consolidate & improve existing services.

Principle & Use

The site is located within the defined Local Shopping Area of Barlestone therefore occupies a sustainable location close to all local public services, amenities and transport links. The principle of the existing D1 was established via application 09/00276/COU and recently confirmed by application 11/00398/COU. With the proposed extension largely associated with the existing footprint of the building, the principle is considered to remain acceptable as it is well related to the village centre and other local services adding to the community vitality of the village centre.

11/00398/COU	COU of flat to ancillary D1 Use.	Approved	18.08.11

09/00276/COU COU from Public House A4 to Church D1. Approved 01.06.09

Material considerations

The draft National Planning Policy Framework published 25th July 2011(currently under consultation) gives a clear indication of the Government's "direction of travel" with regards to planning policy. The core principle of the policy states: "Decision-takers at every level should assume that the default answer to development proposals is "yes", except where this would compromise the key sustainable development principles set out in this Framework."

Although not yet formally adopted, the Planning Inspectorate recently confirmed the draft NPPF is capable of being a material consideration. Where sustainable development is proposed as in this instance, LPAs should approve development schemes that accord with statutory plans without delay.

The proposal therefore accords with the core aims of the draft NPPF and the Ministerial Statement: *Planning for Growth* (2011).

Amount, layout & design

The proposal aims to facilitate further community involvement by making more efficient use of the existing built form by assimilating the footprint of the yard and outbuildings into the main body of the building to produce a fully functional and cohesive community resource.

The block plan demonstrates how the single storey scheme respects the relationship with the adjacent residential properties. Given the former use as a public house, the activity at the site will remain relatively modest by comparison particularly during the evening hours. In terms of the activity associated with the Church Hub, the committee report associated with application 11/00398/COU states:

"as the building is situated within the village centre and is surrounded by other uses including a takeaway and pub, which have unrestricted uses, a degree of noise and disturbance already exists and is expected. Accordingly, the additional noise and disturbance generated by the proposal is not considered to exceed that from existing uses, and thus there will be no material impacts on the surrounding residential properties."

The scheme does not include any significant external alterations to the building and as such, the proposal will not impact on the character of the surrounding area. Overall the completed design reflects the existing pattern of built form thus creating a fully integrated design solution.

Ecology, landscaping & boundary treatment

The site contains no significant vegetation and careful consideration was given to the ecology trigger list. During the survey of the interior of the premises, including the roof voids, close inspection indicated there was no evidence of any protected species present at the site or a conducive environment that would attract such species. As a result there will be no detrimental effects on the ecology of the area or protected species.

Access & Parking

The main access and parking arrangements will remain unchanged. Given the central location and the number of public car parks located within a short walking distance of the site, the extension of the Hub will not to give rise to any adverse traffic or parking issues. As a community facility serving predominantly the local population and catchment area, Barlestone is considered a sustainable transport location.

Conclusion

The proposed scheme meets the key policy objective of consolidating and improving a successful community facility that is centrally located and will maintain the spatial characteristics of the existing pattern of development.

The proposal would not detrimentally affect the amenities of neighbouring properties or compromise highway safety therefore represents an integrated, sustainable and sensitive community use that is appropriate within the local context.