

Shirley

Conservation Area Appraisal

8. Condition

- Negative Factors
- Problems, Pressures & Capacity for Change



CONDITION

The overall condition of built development in the Conservation Area is extremely good. There are no buildings within the Conservation Area that are formally identified by the District Council as being 'at risk'. Residential properties appear well maintained, as does associated private garden land. Non-residential property such as the Church and Public House appear in good order. Agricultural buildings and associated land also appear generally well managed. In respect of local details, the post box and telephone box are in reasonable condition as are the milk stand and churn.

Negative Factors

Partly due to the limited size of the built settlement, coupled with its rural location, there appear to be few negative factors associated with the Conservation Area i.e factors which detract from the special quality of the area. The only element that is considered to detract from the overall environment is the overhead cabling.



Problems, Pressures & Capacity for Change.

Conservation Area designation is not intended to restrict all forms of development (that is potentially the remit of other planning policies), but is there to ensure that further development is in keeping with the 'special' qualities of its character and appearance. These qualities are defined via documentation, such as contained in this Character Appraisal.

Development in any part of the District which requires planning permission has to be in conformity with both local and national planning policy guidance. As such, under the policies in the Derbyshire Dales Adopted Local Plan 2005, Shirley has no defined Settlement Framework boundary. This means that proposals for further speculative residential development in the village are unlikely to be supported as they would be contrary to policy. Similarly there are also planning constraints where existing non-residential properties are proposed for residential conversion. In both cases – new build

and conversion works, there have to be exceptional planning reasons why such development should be supported. Therefore pressure for additional residential development in the area, is likely to be negligible at the current time.

Over the latter decades of the 20th century (since the designation of the Conservation Area in 1981) there have been no residential properties constructed within the core of the Conservation Area, although there have been a number of applications for extensions to existing property, garages etc. It is more likely that pressures for development will arise from individual householder aspirations to add to, or improve property e.g., - extensions, upgrading works, garages etc. Particular attention should be paid to the design and appearance of new development, including extensions and additions which might affect the special qualities of the conservation area or its setting. These works should respect the nature, scale, form, mass, design and materials found in the area. Applications for development would be considered in the context of their impact on the 'special character and appearance' of the Conservation Area or its setting.

In undertaking this review it is clear that one of the key features of the Conservation Area which add to its special character is the number of chimney stacks and pots which have survived. It is considered that these present an impressive architectural character and add presence within the street-scene, which would be lost if they were removed. Where residential properties are not 'listed' there are no controls to prevent the removal of such elements. Conservation Area Consent is only required where wholesale demolition is proposed and as such individual elements can be 'demolished' without the requirement for any consent from the Local Authority.

Local Planning Authorities can; where they consider there is justification, or where there is an identified threat to features or elements in the Conservation Area; introduce an Article 4 Direction to control various forms of 'permitted development' (see Section 9 page 36). The chimneys have been noted and recorded on plan (see Fig. 11). There does not appear to be any current threat, and there is no visible evidence of stacks having been previously removed. Therefore, it is not considered necessary to recommend such a Direction for properties within Shirley Conservation Area at the current time. However it is recommended that the situation is reviewed at the next Appraisal, or before, if a threat is identified.