



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: BARROWFORD & WESTERN PARISHES COMMITTEE

DATE: 6th September 2018

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO BARROWFORD AND WESTERN PARISHES AREA COMMITTEE ON 6TH SEPTEMBER 2018

Application Ref: 18/0407/HHO

Proposal: Full: Erection of single storey extension to side (north west), detached sun room, glass balustrade as part of the terrace, insertion of patio doors to the front, alterations to boundary treatments and formation of a pedestrian gateway off Carr Hall Road.

At: 47 Carr Hall Road, Barrowford

On behalf of: Mr N Younis

Date Registered: 12.06.2018

Expiry Date: 07.08.2018

Case Officer: Charlotte Pinch

Site Description and Proposal

This application is brought to the Committee as the applicant is an elected member of the Council.

The application site is a large detached property, set within substantial curtilage. The area is designated as Green Belt and Open Countryside in the Pendle Local Plan. It is also within the Carr Hall/Wheatley Lane Road Conservation Area and has a number of trees within its boundary, which are protected by TPO No.4 1980.

The application is for the erection of a single storey kitchen extension in the form of an orangery, an external courtyard adjacent to the kitchen extension, a detached sunroom to the front of the dwelling, a glass entrance door at first floor level, pedestrian entrance door and wall at current vehicular access, replacement of windows on the front elevation and glass balustrade added to the existing terrace.

The site has undergone significant alterations since 2012, including installation of a basement, two storey side and rear extensions and a garage/swimming pool building, much of which is still currently under construction.

Relevant Planning History

16/0381/HHO

Full: Erection of single storey basement to front elevation and erection of external staircase; glazed porch to ground floor to front and close existing vehicle access.
Approved with Conditions. 2016.

13/12/0524P

Full: Demolition of existing side extension and outbuildings, erection of two storey side and rear extension and garage/swimming pool enclosure and new driveway (Re-Submission).
Approved with Conditions. 2013.

13/12/0138P

Full: Demolition of existing side extension and outbuildings; erection of two storey extension to side and garage/swimming pool building.
Approved with Conditions. 2012.

13/92/0311P

Erect double garage.
Approved with Conditions. 1992.

Consultee Response

PBC Conservation Officer

In view of the previous approvals for major alterations and additions on this site, the original character of the building as one of special interest within the CA has inevitably been compromised. The CA Appraisal outlines the key elements which contribute to the significance of this Arts and Crafts style house.

The amended entrance detail to Carr Hall Rd, with infill stone wall and doorway, is the most visible element of the scheme. The design is appropriate to the CA context – the stonework should match existing and the door should be in timber with finish/colour to be agreed.

The glazed steel-framed entrance proposed to the front elevation is at odds with the style, scale and proportions of the original house, however I am aware that a modern glazed porch feature of similar shape and size has previously been approved.

The small-paned leaded-light windows are a distinctive feature of the house and are typical of its style and period. No details are supplied for the proposed replacements in terms of style or finish. The scheme would benefit from some overall consistency in terms of window design and finish throughout the site.

The proposed sun room might better relate to the existing buildings and context if matching stonework was used for walling rather than timber cladding.

LCC Highways

No objections.

Cadent Gas Ltd

There is a major pipeline within the vicinity; however the works will not directly affect it. It is advised that the applicants/developer contact them prior to further works on site.

HSE

The site identified does not currently lie within the consultation distance of a major hazard site or major accident hazard pipeline.

Barrowford Parish Council

Barrowford Parish Council urges that this application be refused on the grounds of its detrimental effect on the conservation area through the scale and proportion of the proposed alterations detracting from the stylistic features of the building by both poor design and inappropriate materials.

Public Response

None received.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced.

Policy ENV2 (Achieving Quality in Design and Conservation) All new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving our heritage assets.

Replacement Pendle Local Plan

Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development.

Conservation Area Design and Development Guidance Supplementary Planning Document (SPD) 2008.

National Planning Policy Framework

The NPPF constitutes the government's view of what sustainable development in England means in practice for the planning system. With regard to Green Belt paragraphs 143 to 147 are relevant.

Paragraph 143 states that inappropriate development should not be approved except in very special circumstances. Paragraph 145 advises that amongst others, the following is deemed to be an exception to the definition of inappropriate development.

“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

Therefore the primary assessment to undertake in an application of this nature is whether the development meets the defined exception above and whether harm is caused to the character or appearance of the Conservation Area.

Design and Impact on the Green Belt

Paragraph 143 of the NPPF highlights that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

However, some exceptions are permitted under Paragraph 145, this includes “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.” There is no formal definition as to what constitutes ‘disproportionate’ therefore site specific assessments must be undertaken.

The property has undergone a number of extensions and partial demolitions since it was originally built, which all must be taken into account as part of this assessment. Measurements submitted by the applicant concluded that, including this proposal, it would result in a 26% increase in volume over and above the size of the original dwellinghouse.

Guidance in the Replacement Pendle Local Plan advises that a volume increase of 25% would be a maximum acceptable increase. Whilst this proposal results in a marginal increase over this maximum, taking into account the large curtilage of the property and substantial scale of the dwelling prior to alterations, this addition would not be disproportionate in this circumstance.

Impact on the Conservation Area

The Conservation Area Character Appraisal defines the appearance of the area as being low density with large properties concealed from view, set within open farm and park land. Despite not being listed, this property is identified as making a special contribution to the character of the Conservation Area with its high stone boundary wall and being a prominent feature along the road.

The development would be well screened from public vantage points due to its high boundary screening. The proposed sunroom, kitchen extension and courtyard would be at ground floor level and therefore not readily visible. Furthermore, they are to be constructed of predominately stonework, to remain in keeping with the main dwellinghouse. In addition, other alterations including the glass balustrades, aluminium windows and glass entrance door will not be prominent changes, which would not significantly alter the character of the property.

The closing off of the existing vehicular access, to be replaced with a pedestrian access at the side of the site would raise no adverse heritage asset issues, providing that suitable matching materials are used for the proposed wall and planting is utilised to soften its appearance. This can be controlled by condition.

The development complies with Policy ENV1 and would not result in significant detrimental impacts on the Carr Hall and Wheatley Lane Road Conservation Area.

Protected Trees

The proposed developments would be located on the edge of the buffer zones for a number of the protected trees, in particular the location of the kitchen extension and walled courtyard.

It is imperative care is taken during the construction process, however protective fencing will be conditioned to ensure no earthworks or storage take place within the protected root zones.

Residential Amenity

The location of the development within an extensive curtilage, combined with its dense vegetative screening on the north and west boundaries and high walls adjacent to Carr Hall Road, the proposal raises no adverse issues in relation to impacts on residential amenity.

Highways and Parking

Previously the site had three vehicular access points along Carr Hall Road. Application 16/0381/HHO was granted to block up one access. This application proposes to infill the access with a pedestrian doorway and extend the existing wall. This would still leave two existing vehicular access points to the site.

As a result, sufficient car parking would be retained and be accessible on plot. This proposal raises no objections in relation to highway safety.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate

otherwise. The proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (As Amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Dwg 03B, Dwg 02A, Dwg 01, Dwg 04, A01 Gate Sections and Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of development samples of all the external materials to be used in the construction of the roofs, walls, boundary/retaining walls and rainwater goods together with samples of the colour and finish of windows and doors of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter at all times be carried out in strict accordance with the approved materials and details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area and to respect the character of the conservation area.

4. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

Reason: To prevent trees from being damaged during building works.

5. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:

a. the exact location and species of all existing trees and other planting to be retained;

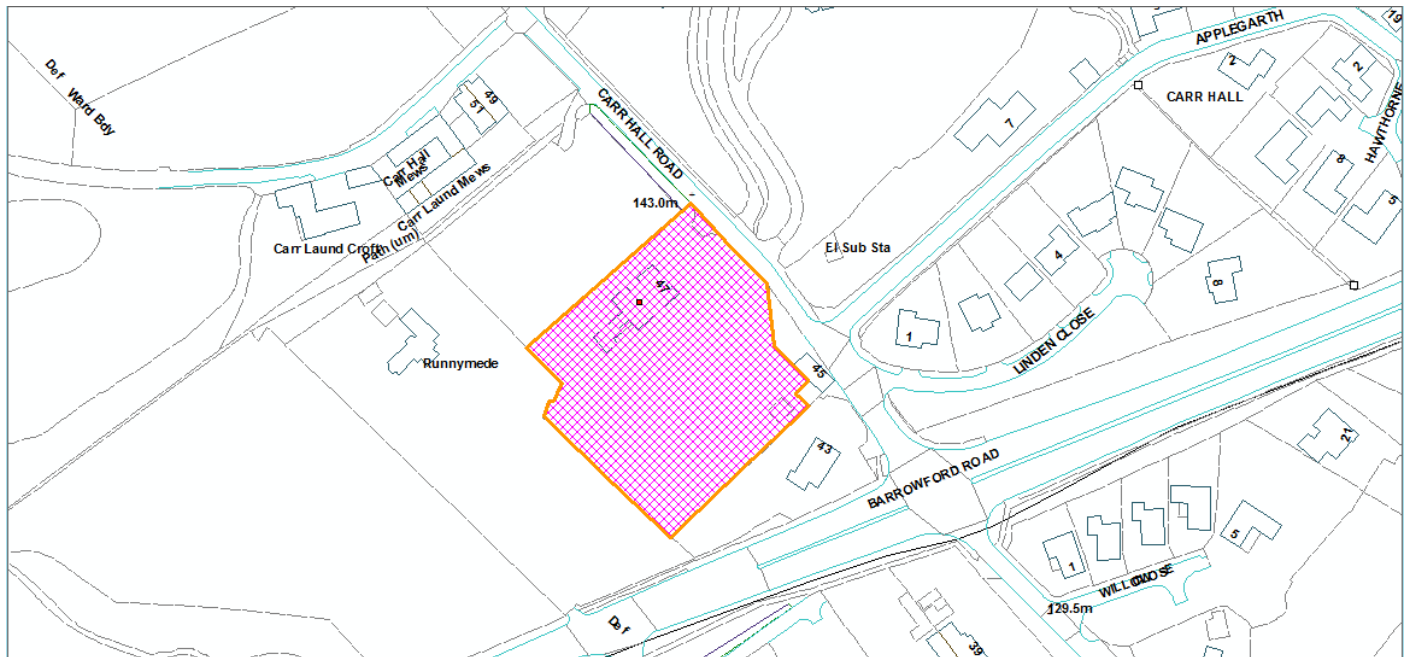
b. the exact location and species of replacement trees;

c. all proposals for new planting and turfing, especially of flowerbeds adjacent to the external walls of the site, indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;

- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure the appropriate landscape design and in the interests of the visual amenities of the area.



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LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 28th August 2018