

Application No: 11/2317C

Location: OLD HALL HOTEL, HIGH STREET, SANDBACH, CHESHIRE, CW11 1AL

Proposal: Retrospective Application for Perimeter Brick Wall and Timber Trellis Between Piers to Rear Boundary

Applicant: Brunning and Price Ltd

Expiry Date: 02-Dec-2011

SUMMARY RECOMMENDATION: Approve

MAIN ISSUES:

- Design
- Amenity

REASON FOR REFERRAL

This application has been called in by Councillor B Moran on the grounds that:

"1. The design and build of the perimeter wall, which is not in accordance with the extant planning permission, has attracted attention and criticism from some of the residents in the neighbouring properties.

2. There is evidence that not all the residents in the neighbouring properties have been approached to give their views on the 'type and height of the wall prior to its construction'; the applicant's Heritage Statement, refers.

3. It is stated, as per the Heritage Statement, that the wall is 'necessary to provide a barrier between the pub [Old Hall] and the local residents to the rear of the premises'. However, the height of the wall [as measured by residents at its highest point is over 9 feet high] may be considered to dominate the street scene and also, may be detrimental to the residential amenity. A comparison should be made with the former wooden fence [as advised by residents to be some 6 feet high] and now replaced by the perimeter wall.

4. Furthermore, the design of the wall, including the piers and trellis works, along with the earth border, should be examined and assessed to ensure no impact on the Grade 1 listed building.

5. The plan of the wall on the CEC website, showing the final design and height, does not appear to be consistent with the completed wall."

DESCRIPTION AND SITE CONTEXT

The application site comprises a rear boundary wall which separated The Old Hall Hotel and Old Hall Cottages and Old Hall Gardens. The hotel is a Grade I Listed Building, that until the recent restoration and re-development was completed, was on the Buildings at Risk Register.

DETAILS OF PROPOSAL

This application seeks retrospective approval for the erection of a perimeter wall to the rear of the Old Hall Hotel. As part of the previous permissions for the re-development of the site (10/1959C and 10/1960C), consent was granted for a boundary wall just less than 2m in height, which also incorporated a smoking shelter. Subsequently the wall that was constructed was not in accordance with the approved plans. The wall as constructed is approximately 2.3m high at the highest point and 2m at the lowest. In addition there are pillars with trellis in between; the pillars are between 2.3m and 2.6m in height.

RELEVANT HISTORY

10/1959C 2010 Approval for demolition of three single storey extension to the rear and side and the removal of some internal walls within the main Old Hall building. Construction of a single storey kitchen block extension with basement to the side and rear of the Old Hall main building, construction of a single storey Garden Lounge to the rear of the Old Hall building. External repairs, alteration and making good to site layout with detached single storey Smoking Shelter. Planting and landscaping including new pedestrian entrance gate.

10/1960C 2010 Listed Building consent for the works listed above

POLICIES

National Guidance

PPS1 Delivering Sustainable Development
PPS5 Planning for the Historic Environment

Congleton Local Plan 2005

GR1 New Development
GR2 Design
GR4 Landscaping
GR6 Amenity and Health
GR9 Parking and Access
BH4 Effect of Proposals on Listed Buildings
BH9 Conservation Areas

OTHER MATERIAL CONSIDERATIONS

The Draft National Planning Policy Framework (July 2011), advises that Local Planning Authorities should *'support existing business sectors, taking account of whether they are expanding or contracting'*. In addition it states that *'In considering applications for planning permission, Local Planning Authorities should apply the presumption in favour of sustainable development and seek to find solutions to overcome any substantial planning objections where practical and consistent with the Framework.'*

VIEWS OF TOWN/PARISH COUNCIL

In their original comments the Town Council had no objections. Subsequently the Town Council objects on the grounds that the plans do not accurately show what has been constructed.

OTHER REPRESENTATIONS

Representations have been received from the occupiers of number 2 and 3 Old Hall Cottages, both fully in support of the application.

KEY ISSUES

Design

The wall is constructed of brickwork, which is considered appropriate in the context of the surrounding brick buildings in close proximity to the wall. Its height, use of traditional bricks, coursing and mortar and incorporation of brick piers and copings with contrasting brickwork, all serve to make its presence in keeping with its historic setting. The lighting attached to the wall is also considered to be unobtrusive in design terms. There is no impact on the character of the street scene as the wall is not easily visible from High Street.

Amenity

The wall is sited to the north of Old Hall Gardens and Old Hall Cottages and the wall is approximately 2.3m in height at the highest point with the pillars being approximately 2.6m in height. Given the position of the wall in relation to the residential properties to the rear, it is considered that any loss of light or overshadowing to the gardens is not of such significance as to warrant refusal of the application. This is due to the fact that these properties are to the south of the wall.

The wall provides a good level of screening from the outdoor area of the public house, which is considered to be of benefit to the neighbouring residential properties. This view has been echoed by residents of two of the properties to the rear.

The proposal is therefore considered to be in compliance with Policy GR6 of the adopted local plan.

Other Matters

The Town Council and Ward Councillor have highlighted the fact that the plans submitted do not reflect what has been built. The plans show more of the lower level sections of the wall than are present on the ground, this was reported to the applicants and amended plans have been submitted to address this issue. This does not alter the principle and scope of the application but merely clarifies that what is being sought under this permission is to retain what has been built.

CONCLUSIONS

In conclusion, it is considered that the wall is of a satisfactory design in keeping with the character of the Conservation Area and the Listed Building and does not have any significant adverse impacts on the residential amenities of neighbouring properties. The application is therefore recommended for approval

RECOMMENDATION:

Approve

