

Application No: 11/3160N

Location: WARMINGHAM GRANGE, WARMINGHAM GRANGE LANE,
WARMINGHAM, CW11 3LB

Proposal: Conversion of Warmingham Grange into 3 apartments and
demolition of outbuildings and replacement with 8 houses and
erection of 3 affordable housing units

Applicant: Viscount Homes Limited

Expiry Date: 23-Nov-2011

Date Report Prepared: 24th November 2011

SUMMARY RECOMMENDATION

Approve subject to terms and detail of Section 106 Agreement under the original application P03/1522.

MAIN ISSUES

Principle
Design
Amenity
Landscape

REASON FOR REFERRAL

The application has been referred to Southern Planning Committee as the proposal involves residential development of over 10 units.

DESCRIPTION OF SITE AND CONTEXT

The application site is Warmingham Grange which is comprised of the Grade II Listed Grange building and associated enabling residential development in the form of 'The Barns' and 'The Stables' which were permitted under planning reference P03/1522. The original proposal included the demolition of existing outbuildings; the conversion of the stable block and the Grade II Listed Grange to residential accommodation; and the construction of 8 dwellings known as 'The Barns' as enabling development to the restoration of the Grange. The application comprised 14 residential units in total, inclusive of 3 No affordable units with a Section 106 Legal Agreement. The development has been commenced with a number of dwellings being occupied, however the site is not fully complete. As it stands the development is unauthorised as works have been carried out in breach of conditions and not in total accordance with the approved plans of planning reference P03/1522. The current application seeks to regularise the development and those elements which

are not in accordance with the original approval. The development lies within the Open Countryside, as defined by the Borough of Crewe and Nantwich Replacement Local Plan 2011.

DETAILS OF PROPOSAL

The application seeks to regularise the development at Warmingham Grange which was permitted under planning reference P03/1522. The current application includes a number of amendments to the elevation detail of the 'The Stables' and 'The Barns' from the original approval P03/1522. In summary the changes relate to the following areas:

Stable Building – unit 3

Additional door to south elevation

Door to east elevation to be retained

Door to garages vertically boarded and black

Unit 3 double to have personnel door from the rear of the garage

Barns 1 -4 Rear Elevation and Part Barn 5 North Elevation

Dormer windows to Barns 4 & 5 to have vertical glazing bar as per original scheme

Barns 5 – 8 Rear Elevation

Omit slit over door to Barn 5

Vent cover required to Barn 6 to be provided in colour to match brickwork

Omit window to Barn 5 and provide 1800mm French doors

Barn 8 -0 Change positions of French doors and window to provide French doors on side elevation and window to rear elevation which are different from original approval

Roof lights to be approved as per existing on site which differs from original approval.

Courtyard Elevation

Drift access should access to have two slits

Vents to be in colour to match existing brick work

Roof lights to be approved as per existing on site which differs from original approval.

RELEVANT HISTORY

P03/1522 Conversion of Warmingham Grange into Three Apartments and Demolition of Outbuildings and Replacement with Eight Houses and Erection of Three Affordable Housing Units (Approved with conditions).

P03/1523 Listed Building Consent for Conversion of Warmingham Grange into Three Apartments and Demolition of Outbuildings and Replacement with Eight Houses and Erection of Three Affordable Housing Units (Approved with conditions)

POLICIES

Regional Spatial Strategy (NW)

Policy DP7 Promote Environmental Quality

Borough of Crewe and Nantwich Replacement Local Plan 2011

NE2 (Open Countryside)

RES8 (Affordable Housing in Rural Areas)

BE1 (Amenity)

BE2 (Design)

BE9 (Listed Buildings: Alterations and Extensions)

Other Material Considerations

PPS1 Delivering Sustainable Development

PPS4 Planning for Sustainable Economic Growth

PPS5 Planning for the Historic Environment

VIEWS OF WARMINGHAM PARISH COUNCIL

No comments made.

OTHER REPRESENTATIONS

No representations received at time of report preparation.

OFFICER APPRAISAL

Principle of Development

The principle of the development has already been accepted under the previous permission P03/1522. As such the key issues surrounding the determination of this application will be whether or not the changes to the original permission comply with Local Plan policies BE1 (Amenity), BE2 (Design), and BE9 (Listed Buildings: Alterations and Extensions).

Design

The current proposal includes amendments to the elevation detail which have not been carried out in accordance with the original approval. The changes however, would not affect the Grange itself but relate to the Stable block conversion and the dwellings known as 'The Barns' which were constructed as enabling development for the restoration of the Grade II Listed Grange. The changes are detailed earlier in the report and although these are minor individual elements, the cumulative impact must be assessed. In design terms the alterations which have been carried out are sympathetic to the development, with the use of appropriate materials. In this regard the scheme is still acceptable and the amendments are such that they would not adversely alter the overall character and appearance of the development when viewed in the context of the Grade II Listed Grange and its setting. The application is in accordance with Local Plan policies BE2 (Design) and BE9 (Listed Buildings: Alterations and Extensions).

Amenity

There would be no additional adverse impacts on residential amenity over and above the original permission P03/1522. The proposal would comply with Local Plan policy BE1 (Amenity).

Landscape

A landscape plan has been submitted with the application however the scheme is not considered to be acceptable as further changes and additional information is required. The hard and soft landscaping elements of the development are integral to the appearance of the scheme and the Grade II Listed Grange and its setting. As the landscape scheme as a whole is not acceptable the condition will be re-applied to any further permission granted having regard to Local Plan policies BE2 (Design) and BE9 (Listed Buildings: Alterations and Extensions).

Section 106 Agreement

The original application was subject to a Section 106 Agreement to secure 3No units as affordable housing stock and not private dwelling houses. The affordable housing units took the form of 2No units in the 'Stables' and 1No unit in the 'Barns'. A financial contribution of £14,000 was also included within the S106 for speed management in Warmingham village. The Council is in receipt of the financial contribution and as such this does not need to be secured as part of this application. As the current application seeks to regularise the development with a new permission, the affordable housing provision will need to be secured in a new S106 Legal Agreement. The new S106 will be subject to the terms and details of the previous legal agreement of planning reference P03/1522 with the exception of the financial contribution requirement.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The application seeks to regularise the development at Warmingham Grange which has not been carried out in full accordance with the approved plans. The main consideration in the determination of this application is the impact of the amendments to the elevation detail of the 'Stables' and the 'Barns' on the character and appearance of the scheme in the context of the Grade II Listed Grange and its setting. The amendments are considered to be acceptable in design terms and would comply with the provisions of Local Plan policies BE2 (Design) and BE9 (Listed Buildings: Alterations and Extensions). Landscaping details are not considered to be satisfactory. The hard and soft landscaping elements of the development are not satisfactory as a whole and as this is integral to the appearance of the scheme and the Grade II Listed Grange and its setting, it is considered that a landscape condition should be re-attached to any permission. The application is recommended for approval, subject to the terms and detail of the previous S106

Agreement (P03/1522) with the exception of the financial contribution requirement which has been received; and subject to conditions

RECOMMENDATION: Approve subject to S106 and the following conditions:

1. Approved Plans
2. Landscape scheme – hard and soft landscaping
3. Landscape implementation
4. Details of boundary treatment and enclosures
5. Remove Permitted Development Rights for Classes A to E of Part 1; Class A of Part 2; and Classes A to F of Part 40.

