

Application No: 23/3708M
Location: Lower Brook Croft, SMITHY LANE, RAINOW, SK10 5UP
Proposal: Listed building consent for new single storey front and side extensions
Applicant: Mr & Mrs Moody
Expiry Date: 12-Apr-2024

SUMMARY

The proposal is for extensions to an existing barn conversion. The proposal has been amended during the course of the application to reduce the scale of the proposal. They are considered acceptable in impact on the two listed buildings also within the same former agricultural complex.

SUMMARY RECOMMENDATION

Approve subject to conditions.

REASON FOR REFERRAL

The application is being referred to Northern Planning Committee as the applicant is a Senior Council Officer.

DESCRIPTION OF SITE AND CONTEXT

The property is located within a former agricultural complex within which retains a clearly visual hierarchy and character of buildings from the main listed farmhouse through to the application site, the small linear former barn. The Lower Brook Farmhouse and one other barn are grade II listed.

Consent for the conversion to residential use was granted in 2013 with modest changes approved to the exterior including a small lean-to to the garden elevation and new windows and doors within existing openings. A further permission was granted in 2020 for a small timber addition to the north elevation which has not been built. The application building has historically been assessed as a curtilage listed building, with listed building consented along with the original change of use application and subsequent planning application.

PROPOSALS

This application seeks listed building consent for new single storey front and side extensions.

RELEVANT PLANNING HISTORY

23/0108M & 23/0109M New two storey extension and single storey extension to replace existing outrigger. Withdrawn 20 Mar 2023

20/1459M Listed building consent for construction of a single storey rear extension and a porch. Approved with conditions 16 June 2020.

20/1458M Construction of a single storey rear extension and a porch. Approved with conditions 16 June 2020.

19/5603M Lawful Development Certificate for proposed single storey rear extension and porch. Withdrawn 04-Feb-2020

17/0266M Certificate of proposed lawful use for the construction of hardstanding and associated access. Positive certificate 17 March 2017

15/0377D Discharge of conditions 9,10,11 and 12 of permission 13/2747M; Conversion of a redundant stone barn to a new dwelling. Approved 25/03/2015.

15/3459M New drive spur and associated hardstanding. Withdrawn 27-Oct-2015.

13/4129D Discharge of condition 3 (roof & cladding materials) on 09/2024M. Approved 10/12/2013.

13/2748M Listed Building Consent for the conversion of a redundant stone barn to a new dwelling. Approved 16/12/2013.

13/2747M Full planning application for the conversion of a redundant stone barn to a new dwelling. Approved 16/12/2013.

PLANNING POLICY

Cheshire East Local Plan Strategy

SE - 1 Design, SE 7 - Historic Environment.

Site Allocations and Development Policies Document

GEN1 - Design Principles, HER 1 Heritage Assets, HER 4 Listed Buildings

No Neighbourhood Plan

Other Material Policy Considerations

National Planning Policy Framework (NPPF) 2023
Planning Practice Guidance

CONSULTATION RESPONSES (external to Planning)

Rainow Parish Council – no objection

REPRESENTATIONS

One neighbour representation in support– likes the design and has no issues with the proposed extension.

OFFICER APPRAISAL

Policies SE 1 of the CELPS and GEN 1 of the SADPD set out design criteria for new development which is underpinned by achieving high quality design. Design matters that should be considered, include height, scale, form and grouping of development, choice of materials, external design features and massing of development. CELPS Policy SE 7 supports proposals which do not cause harm to or better reveal the significance of heritage assets. SADPD policy HER 4, in line with NPPF paragraph 16, requires the Council to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest that it possesses.

The site is within a former agricultural complex which includes 2 listed buildings. The building is constructed of rough coursed stone with a stone roof and horizontal timber cladding to a single storey lean-to extension. The extensions would be in materials to match the existing.

A previous application in 2023 for a larger extension was withdrawn. The current proposal has been amended during the course of the application process to reduce the scheme and would not involve changes to the existing lean to visible from the road.

The Conservation Officer has raised no objections, considering that although the front extension will change the existing character of a building it will still resemble a barn. Additionally, it is noted that this will not affect the character of nearby listed buildings. The application building has been historically considered as curtilage listed and itself is of historic interest and retains its agrarian character, as do the other converted buildings within the wider former farm.

The extensions would be simple in form as single storey lean-to additions, and subservient in scale to the host stone building. As amended the proposals would not introduce any overly domestic features and as such would be acceptable in terms of retaining the agrarian character of the building, remaining subservient in scale to the original listed farmhouse and adjacent listed former barn. The gable extension would appear low lying due to the level changes. Overall, on balance the proposals are considered acceptable in design in relation to the host dwelling and the wider former agricultural setting, including the designated heritage assets.

CONCLUSION

On balance it is considered that the proposal as amended is acceptable in impact on the designated heritage assets. Therefore, a recommendation of approval is made, subject to conditions.

Approve subject to following conditions:

- 1. Time period for implementation – three years**
- 2. Development to be in accordance with approved plans**
- 3. Materials as application**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



OFFICIAL