

Application No: 09/1738C

Location: IVY HOUSE, 51 WHEELOCK STREET, MIDDLEWICH, CHESHIRE, CW10 9AB

Proposal: CONSERVATION AREA CONSENT FOR DEMOLITION OF WALL ADJACENT TO IVY HOUSE

Applicant: TESCO STORES & BRIDEN INVESTMENTS LTD

Expiry Date: 02-Aug-2009

Date report prepared: 7 August 2009

SUMMARY RECOMMENDATION	Approve subject to conditions
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MAIN ISSUES

- Whether the proposed demolition of the wall would adversely affect the character and appearance of the Conservation Area

REASON FOR REPORT

This application is linked to another 3 applications on the agenda (09/1686C, 09/1739C & 09/1695C). It is considered that all applications relating to this area of Middlewich and submitted by the same applicants should be considered as part of the same agenda.

DESCRIPTION OF SITE AND CONTEXT

The application site contains a detached residential dwelling which is located within Middlewich Conservation Area. A 2.2m high brick wall runs for a length of 6m to the side of the property. The site is located on Wheelock Street, the main shopping street within the Principal Shopping Area of Middlewich.

DETAILS OF PROPOSAL

Conservation Area Consent is being sought to demolish the side wall. This is to facilitate access to the proposed foodstore on land to the rear of the application site. The proposed foodstore proposal is being considered elsewhere on this agenda (09/1686C).

RELEVANT HISTORY

None.

POLICIES

Regional Spatial Strategy

DP7 Promote Environmental Quality

EM1 Integrated Enhancement and Protection of the Region's Environmental Assets

Local Plan Policy

BH9 Conservation Areas

Other Material Considerations

PPG15: Planning & the Historic Environment

CONSULTATIONS (External to Planning)

Highways: no observations.

Environmental Health: no observations.

Archaeology: no observations.

VIEWS OF THE PARISH / TOWN COUNCIL

Middlewich Town Council: comments awaited.

OTHER REPRESENTATIONS

One letter of representation has been received from the occupier of the property who states that there is no objection to the application provided that it is made subject to approval of the foodstore (09/1686C).

OFFICER APPRAISAL

Principle of Development

The principle of the demolition of a structure within Conservation Areas is acceptable provided that the proposal would not have a detrimental effect on the character and appearance of the Conservation Area.

Policy

Impact on Conservation Area

Local Plan policy BH9 allows for Conservation Area Consent to be granted subject to the proposal not having a detrimental effect on the character and appearance of the Conservation Area.

This application concerns the demolition of a 6m length of wall which fronts onto Wheelock Street. It is located to the side of and attached to an existing dwelling on Wheelock Street. The dwelling is the subject of another application on this agenda (09/1739C). The demolition of the wall is required in order to enable vehicular access to be provided for a proposed foodstore to the rear of the site. The application for the foodstore is also considered on this agenda (09/1686C).

The Council's Conservation Officer was consulted on the application and notes that the wall has some historic merit and contributes something to the setting of the house. However it is considered that provided that the demolition of the wall is linked to the development of the foodstore, the desirability of locating a narrow vehicular access to the store on this part of Wheelock Street outweighs any harm caused by the loss of the wall. Therefore overall, it is not considered that the proposal would not have a detrimental effect on the character and appearance of the Conservation Area.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Provided that the proposed demolition of the wall is linked to the development of the foodstore, overall it is considered that there would not be a detrimental effect on the character and appearance of the Conservation Area.

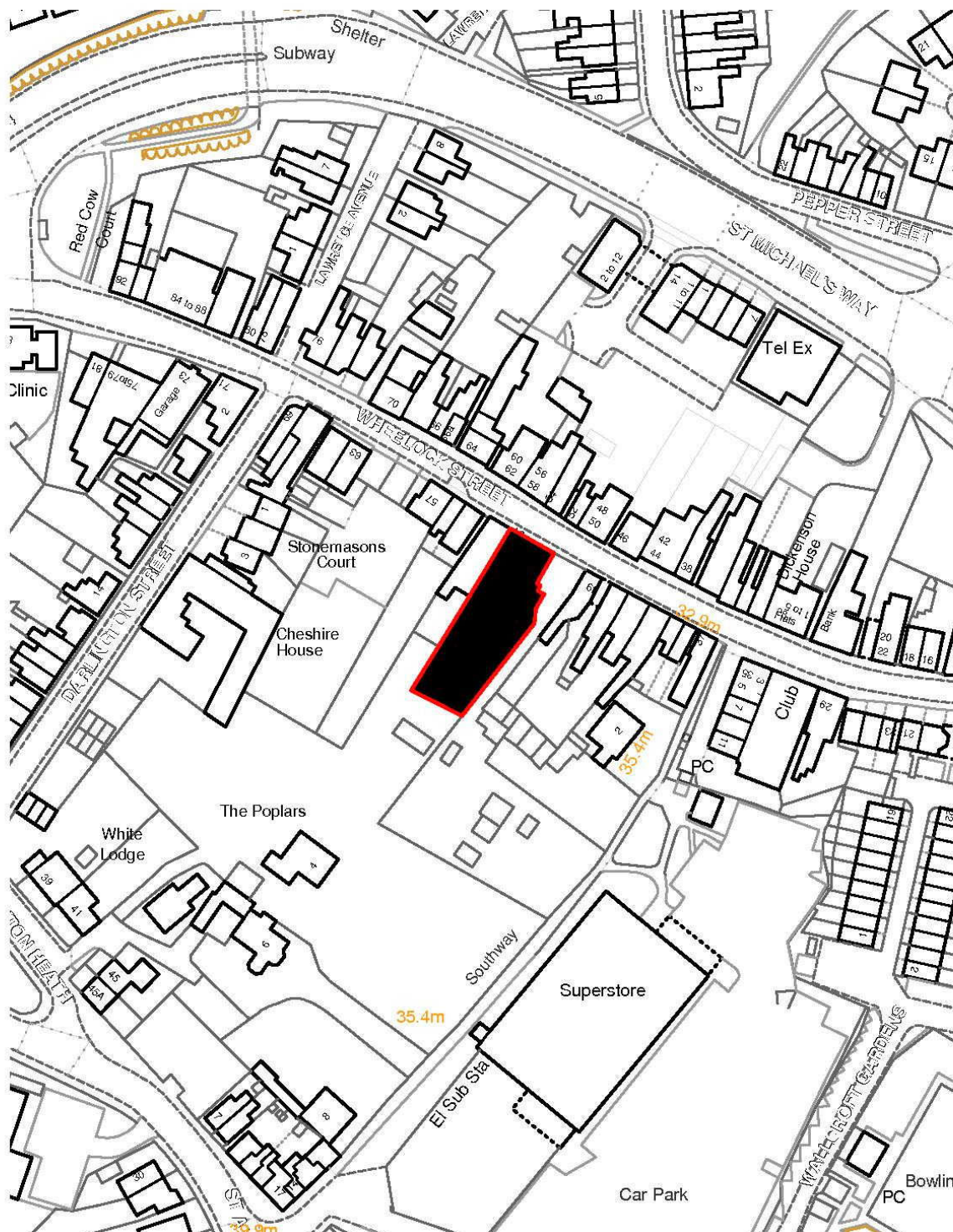
SUBJECT TO

The expiry of the publicity period and the receipt of further representations.

Application for Conservation Area Consent

RECOMMENDATION: Approve subject to following conditions

1. A03CA - Standard Time Limit
2. A02CA - Demolition as precursor of redevelopment
3. A01AP - Development in accord with approved plans



**Borough of
Macclesfield**

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Scale - 1:1250
Date of plot: 10/08/2009

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