

Planning Reference No:	10/0747C
Application Address:	1 Old Hall Cottages, Sandbach
Proposal:	1 Storey Brick Extension Comprising Ground Floor Kitchen and Entrance Hall
Applicant:	Mr. Owen Smith
Application Type:	Full Planning Permission
Ward:	Sandbach
Registration Date:	26-February-2010
Earliest Determination Date:	08-April-2010
Expiry Date:	23-April-2010
Date report Prepared	07-April-2010
Constraints:	Sandbach Conservation Area

SUMMARY RECOMMENDATION:

APPROVE subject to conditions.

MAIN ISSUES:

- Principle of Development
- Policy
- Design
- Impact on Listed Building & Sandbach Conservation Area
- Residential Amenity
- Highways

1. REASON FOR REFERRAL

Councillor Rhoda Bailey has called this application in for consideration by the Southern Committee on the grounds that the proposed development would cause visual detriment to the character, appearance and setting of the adjacent Grade II Listed barn and to the Grade I Listed Old Hall, and the Sandbach Conservation Area. The detriment would be caused by reason of its unduly close relationship with the barn. It would detract from the character, appearance and identity of the setting of these listed buildings and the historic character and appearance of the conservation area.

2. DESCRIPTION AND SITE CONTEXT

This application relates to a traditional C19th curtilage listed semi-detached cottage situated directly to the south of and formerly associated with the Grade I Listed Old Hall Hotel in Sandbach. The property forms part of a small courtyard development. There are modern residential apartments located towards the south, a Grade II listed barn to the southwest that has been converted to residential use and a pair of semi-detached dwellings to the west. The properties forming the courtyard are accessed off High Street through a passageway situated alongside the Old Hall. The property falls within the Sandbach Conservation Area and is within the Settlement Zone Line as designated in the adopted Congleton Borough Local Plan First Review (2005).

3. DETAILS OF PROPOSAL

Full planning permission is sought for the erection of a single storey extension to the side of no. 1 Old Hall Cottages. This application follows the refusal of an earlier application for a large two-storey side extension. This earlier application was refused on residential amenity grounds and the impact on the adjacent listed barn. This proposal seeks to address these reasons for refusal.

4. RELEVANT HISTORY

09/3437C – Two-Storey Side Extension – Refused

5. POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

DP7 Promote Environmental Quality

Local Plan Policy

PS4 Towns

GR1 General Requirements for New Development

GR2 Design

GR6 Amenity and Health

GR9 Accessibility, Servicing and Parking Provision

BH4 Listed Buildings (Effect of Proposals)

BH9 Conservation Areas

Other Material Considerations

PPS5 Planning for the Historic Environment

SPG2 Provision of Private Open Space in New Residential Developments

6. CONSIDERATIONS (External to Planning)

Conservation Officer:

No comments received.

Environmental Health:

No comments received.

Highways:

No comments received.

7. VIEWS OF SANDBACH TOWN COUNCIL

No objection.

8. OTHER REPRESENTATIONS

One letter has been received from the occupant's of number 1 Old Hall Gardens objecting to this application on the following grounds:

- The single storey side extension is out of character and will alter the appearance of the adjacent listed barn.
- There is only a 1.5 sqm difference between the footprint of the previously refused extension.
- Although the extension has been stepped back, it has made the extension closer the front building line of the barn.
- The extension does not allow for a footpath alongside the property.
- The existing sheds to the front and rear of the property are not shown on the submitted plans.
- The reasons for refusal on the previous planning application still apply.
- There will be a loss of privacy; loss of sunlight and loss of daylight and this will be exacerbated because of the barn's small sized windows.
- The Planning Portal states that single storey side extensions are not permitted in designated conservation areas.
- The extension will create 2 concealed driveways and the applicant and objector will not be able to see each other when reversing out of their respective driveways.

9. APPLICANT'S SUPPORTING INFORMATION

Design & Access Statement

10. OFFICER APPRAISAL

Principle of Development

The application site is located within the settlement zone line for Sandbach where according to Policy PS4 there is a general presumption in favour of development provided that it is in keeping with the town's scale and character and does not conflict with other policies. As such, the principle of this householder development is considered to be acceptable subject to compliance with other relevant local plan policies.

Policy

Policy GR1 states *inter alia* that all development should conserve or enhance the character of the surrounding area and not detract from its environmental quality. Policy GR2 states *inter alia* that planning permission will only be granted where the proposal is sympathetic to the character and form of the site and the surrounding area in terms of the height, scale form and grouping of buildings, and the visual, physical and functional relationship of the proposal to neighbouring properties, the street scene and to the locality generally. Policy BH4 deals with proposals to extend or alter listed buildings and states that proposals must be in keeping with the building's character with particular regards to scale, style, appearance, materials and architectural detail.

Policy BH9 deals with conservation areas and states that planning permission will not be granted for proposals that would have a detrimental effect on the special architectural and historic appearance of a conservation area as a result of development where the design, siting, scale, or use of facing, roofing or paving materials are inappropriate in relation to neighbouring buildings or the area generally.

Design

The proposed development would comprise of a single storey lean to brick built extension attached to the gable end of the property. The extension would be set back at the front and would travel past the rear elevation to meet with an existing single storey outrigger projection attached towards the left hand side of the rear elevation. The extension would be narrow in terms of its width, would have a roof pitch similar to that of the main roof slopes and the extension would be modest in terms of its overall height. As such, it is considered that the proposed extension would respect the scale and proportions of the main dwelling and would be in keeping with the simplistic style and character of this traditional curtilage listed cottage. As such, the design is found to be acceptable.

Impact on Listed Building & Sandbach Conservation Area

The building is positioned directly towards the northeast of the neighbouring Grade II Listed barn. At present a narrow gap exists between the rear corner of the subject property and the front corner of the barn. Having regard to the small scale of the proposed extension, and the use of a simple lean to roof sloping away from corner of the barn, the impact on the appearance, the spacing and grouping of the buildings would not be significant. Subject to the use of appropriate facing and roofing materials, which could be secured by condition, it is considered that the proposed extension would not be harmful to the setting of the adjacent Grade II Listed Barn or the character and appearance of the Conservation Area. As such the proposal is deemed to be in compliance with policies GR1, GR2, BH4 and BH9 of the local plan.

Residential Amenity

The proposed extension would bring the property closer to the neighbouring barn offset towards the southwest where there is a window at ground floor level that is located near to the corner of the building. In order to respect the amenities afforded to this window, the front of the proposed extension is set back and the proposed lean-to roof would slope away from the boundary. This would help to minimise any loss of daylight and given that the barn faces in northerly direction, there would be no loss of sunlight. Furthermore, the siting of the extension and its low height would prevent the development from being overbearing on this neighbouring window. An application of the 45-degree test would support these conclusions. As such, the proposal would not materially harm the amenities afforded to the neighbouring property by reason of loss of sunlight/daylight or visual intrusion and therefore complies with local plan policies GR6 and SPG2.

Highways & Parking

No comments have been received from highways; however, it is not considered that the parking and access issues raised by the objector would sustain a refusal. There is ample room within the courtyard at the front to allow vehicles to turn and manoeuvre without conflict. There is already a 2-metre high boundary fence and it is considered that this already obscures any line of sight that the applicant has when emerging from his driveway. The proposal would not therefore exacerbate existing problems and is in accordance with local plan policy GR9.

11. CONCLUSIONS AND REASONS FOR THE DECISION

The design of the proposed extension would be sympathetic to the scale, form, and style of the cottage and would respect the character and appearance of the adjacent Grade II Listed barn and the surrounding Sandbach Conservation Area. The development would not result in a significant loss of light and would not appear visually from any neighbouring principal windows. The existing parking arrangements and provision would be maintained. As such, the reasons for refusing the earlier application have been fully resolved and it is not considered that the concerns expressed by the Local Ward Councillor or the neighbouring objector would warrant a refusal given that the proposed development accords with the requirements of the relevant policies of the adopted Congleton Borough Local Plan First Review (2005). As such the proposal is deemed to be acceptable and is recommended for approval.

12. RECOMMENDATION:

APPROVE subject to the following conditions:

- 1. Commencement of development within 3 years**
- 2. Accordance with approved plans**
- 3. Materials to be submitted and approved**
- 4. Windows/doors to be timber and painted or stained in a colour to be agreed**
- 5. Removal of Permitted Development for Windows/Openings within side elevation**

Location Plan: Cheshire East Council Licence No. 100049045

