

Planning Reference No:	10/0739C
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:	Listed Building Consent
Ward:	Sandbach
Registration Date:	26-February-2010
Earliest Determination Date:	08-April-2010
Expiry Date:	23-April-2010
Date report Prepared	05-May-2010
Constraints:	Sandbach Conservation Area

SUMMARY RECOMMENDATION

GRANT CONSENT subject to conditions

MAIN ISSUES:

- Policy
- Impact on Curtilage Listed Building

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. PREVIOUS MEETING

At the Planning Committee meeting held on 21st April 2010, members resolved to defer this application in order to undertake a site visit.

3. 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).

4. DETAILS OF PROPOSAL

The cottage that this application relates was formerly within the curtilage of The Old Hall Hotel in Sandbach and therefore is curtilage listed. As such Listed Building Consent is sought for the erection of a single storey extension to the side of no. 1 Old Hall Cottages.

5. RELEVANT HISTORY

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

6. POLICIES

Local Plan Policy

BH4 Listed Buildings (Effect of Proposals)

BH5 Listed Buildings (Effect of Proposals)

Other Material Considerations

PPS5 Planning for the Historic Environment

CONSIDERATIONS (External to Planning)

Conservation Officer:

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

Policy

Policies BH4 and BH5 of the adopted Congleton Borough Local Plan First Review state that proposals to extend or alter listed buildings (including curtilage listed buildings) will only be granted where the proposal is in keeping with the character of the building, does not result in a loss of identity to the original building, and does not have a detrimental effect on the existing architectural and historic character or appearance of the listed building.

Impact on Listed Building

The proposed works 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. With regard to materials, the exterior facades would be brick and the roof would be finished with slate to help tie in with the materials used on the main cottage. As such, the integrity of the building would be respected.

The previously refused scheme proposed a two-storey extension spanning the full depth of the cottage and this would have resulted in extending the gable end of the property across the gap between the cottage and the adjacent barn. This relationship would have been harmful to the setting of the barn by reason of its scale, height and unduly close relationship. With regard to this proposal, the proposed side extension would represent a subordinate single storey addition to the cottage with a lean to roof travelling away from the boundary and the corner of the adjacent barn. The small scale of the extension would enable a sufficient gap to be maintained at first floor level, which would help the works to respect the dominance of the barn. Owing to the significant reduction in the size, scale and form of the proposed additions to the side of the property, the impact on the setting of the adjacent listed barn would not be detrimental. The proposed works are therefore found to be in compliance with local plan policies BH4 and BH5.

11. CONCLUSIONS AND REASONS FOR THE DECISION

It is considered that the proposed works would not be harmful to the character, appearance or integrity of this curtilage listed building and therefore the proposal fully 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

GRANT CONSENT 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**

Location Plan: Cheshire East Council Licence No. 100049045

