

Application No: 18/0775N

Location: The Rookery, 125 Hospital Street, Nantwich, Cheshire, CW5 5RU

Proposal: 2no New build dwellings located within the yard/out building area(s)

Applicant: Mr Craig Odams

Expiry Date: 15-Jun-2018

SUMMARY

The principle of residential development within the Nantwich Settlement Boundary is acceptable. The proposed development as amended, is now considered to be of an acceptable scale and design and would not harm the setting of this Grade II Listed Building or the character of the wider Conservation Area.

The development as amended would not harm the amenities of the surrounding residential properties and is considered to be acceptable in terms of its impact upon the highway network, the TPO trees and protected species.

The proposal is therefore considered to comprise a sustainable form of development due to the provision of housing within a sustainable location and the bringing back into use, of a previously derelict Listed Building, which will help to safe guard it's special interest.

The proposal is therefore recommended for approval.

SUMMARY RECOMMENDATION

Approve with conditions

REASON FOR REFERRAL

This size of application proposal would normally be dealt with under delegated powers, however Cllr Peter Groves has called the application into Southern Planning Committee for the following reason.

'The development does not provide sufficient car parking spaces for the whole site and that there will be demonstrable harm to the amenities enjoyed by the occupier of 5 Rookery Close by reason of overlooking and also it will have an impact on air quality also enjoyed by the occupier of 5 Rookery Close because of its proximity to 4 car parking spaces. directly beneath the bedroom window of 5 Rookery Close.'

DESCRIPTION OF SITE AND CONTEXT

The application site is located at the junction of Hospital Street and Millstone Lane. The site is located within the Nantwich Settlement Boundary and Conservation Area. The Rookery is a Grade II Listed Building which has a symmetrical frontage with projecting wings to each side. The building is two-storeys in height with a red-brick finish. To the north of the main building is a recently constructed two storey extension.

Vehicular access is taken from Millstone Lane and there are a group of protected trees covered by a Tree Preservation Order to the front of the site, and rear of the site.

The listing for the building states,

'A good large mid C18 house with end to Hospital Street, and front to road junction. Probably incorporates older house at rear; symmetrical front with a projecting wing at each side; red brick; 2 storeys; 3 3-light sash windows overall, with light wood pilasters and cornice treatment; long and short quoins to angles; central entrance with 3/4 Roman Doric column pilasters, segmental pediment and imitation fanlight; old tile hipped roof. Interior has triple arched hall and good staircase'.

The surrounding area is in mixed use with the site to the north being a modern building which accommodates Nantwich Vets. To the rear of the site are residential properties which front onto Rookery Close and Hospital Street.

DETAILS OF PROPOSAL

The proposal seeks permission for a two storey new building, to accommodate 2no apartments located within the curtilage of the existing building, where previously a large single storey extension was sited. The building would be two storey in height.

Amended plans have been received which have amended the design and layout of the building to a thin, long building adjacent to the boundary with the Vets Practice.

RELEVANT HISTORY

18/2770N – Variation of condition 1 (approved plans) to planning application 16/2606N - Conversion of existing offices into 5no residential units and the demolition of the side building – approved with conditions 26th September 2018

18/2748N - Listed building consent for alterations to materials used in connection with planning application 16/2607N - Conversion of existing offices into 5no residential units and the demolition of the side building – Approved with conditions 26th September 2018

16/2606N – Conversion of existing offices into 5no residential units and the demolition of the side building – approved with conditions 28th October 2016

16/2607N - Conversion of existing offices into 5no residential units and the demolition of the side building (LBC) – approve with conditions

10/4924N - Two Storey Building Comprising Two Semi Detached Houses on Land Presently Occupied by Single Storey Storage Building Plus a Two Storey Extension to the Rear Corner of the Rookery Building (Storage Building and Extension to be Demolished) and New Porch on North Elevation of the Rookery Building. – approved with conditions 5th August 2011

10/4928N - Listed Building Consent for Two Storey Building Comprising Two Semi Detached Houses on Land Presently Occupied by Single Storey Storage Building Plus a Two Storey Extension to the Rear Corner of the Rookery Building (Storage Building and Extension to be Demolished) and New Porch on North Elevation of the Rookery Building- approved with condition 5th August 2011

10/4925N - Two Storey Building Containing Two Flats on Land Presently Occupied by a Single Storey Storage Building (To Be Demolished) – approved with conditions 5th August 2011

10/4929N - Listed Building Consent for Two Storey Building Containing Two Flats on Land Presently Occupied by a Single Storey Storage Building (To Be Demolished). – approved with conditions 5th August 2011

P05/1348 - Change of Use from Office to Residential – Approved 13th December 2005

P96/0030 - Listed building consent for various advertisements - Approved 2nd May 1996

P92/0383 - Listed building consent for extension/access alterations - Refused 23rd July 1992

P92/0382 - Extensions/access alterations – Refused 23rd July 1992

P92/0032 - Listed building consent for extension to offices and rear entrance gates - Refused 17th August 1992

P92/0031 - Extension to offices and new rear entrance gates – Refused 17th August 1992

POLICIES

Local Plan policy

Cheshire East Local Plan Strategy

SD 1 Sustainable Development in Cheshire East

SD 2 Sustainable Development Principles

SE 1 Design

SE 2 Efficient Use of Land

SE 3 Biodiversity and Geodiversity

SE 4 The Landscape

SE 5 Trees, Hedgerows and Woodland

SE 7 The Historic Environment

SE 9 Energy Efficient Development

SE 12 Pollution, Land Contamination and Land Instability

PG 1 Overall Development Strategy

PG 2 Settlement Hierarchy

EG 1 Economic Prosperity
CO 1 Sustainable Travel and Transport

Crewe and Nantwich Replacement Local Plan

NE.5 – Nature Conservation and Habitats
NE.9 – Protected Species
BE.1 – Amenity
BE.3 – Access and Parking
BE.4 – Drainage, Utilities and Resources
BE.7 – Conservation Areas
BE.9 – Listed Buildings: Alterations and Extensions
BE.11 – Demolition of Listed Buildings
BE.16 – Development and Archaeology

National Planning Policy

National Planning Policy Framework
National Planning Policy Guidance

CONSULTATIONS (External to Planning)

Environmental Health: No objection conditions requested in relation to soil importation, unexpected contaminated land, Electric vehicle infrastructure, and informatives for hours of operation and contaminated land

United Utilities: No objections

Archaeology: No objection, subject to a condition for the implementation of a programme of archaeological work

Strategic Highways: No objections subject to a conditions for amended access and kerb line plans

Nantwich Civic Society: Support the proposal, subject to sufficient parking provision being provided, provision of electric charging points, overlooking of neighbour addressed

VIEWS OF THE NANTWICH TOWN COUNCIL – The application proposes two parking spaces for the apartments resulting in a total of seven car parking spaces and four visitor spaces to serve a total of seven dwellings. The total provision for the site is therefore lacking. There is therefore potential for the visitor spaces to be used by the occupants displacing visitor cars to on street parking spaces off site. In this area on street parking is at a premium and further demand will only add to the potential highway safety issues experienced on South Crofts, Crewe Road and London Road.

The access to the site has restricted visibility and an increased level of traffic could cause problems of highway safety.

The site has limited space for parking and open space, an additional two dwellings will lead to cramming of development.

The development will have an adverse impact on the setting of the listed building.

OTHER REPRESENTATIONS

3 letters of representation have been received from local residence. The issues raised are;

- Lack of parking provision
- Parking provision proposed under tree canopies
- Developer has not accorded with the approved plans during the conversion scheme
- Neighbouring house numbers are incorrect on site plan
- Impact on neighbouring amenity by means of over looking
- Impact on light on rear patio area of neighbours garden
- Impact on protected tree
- Impact on amenity of parking proposed to the rear of the site on neighbour
- Over development within the curtilage of listed building
- Impact on air quality in the area

OFFICER APPRAISAL

Principle of Development

The application site is located within the Nantwich Settlement Boundary where the principle of residential development is acceptable. However the site is located within the Nantwich Conservation Area where any new building must harmonise with its setting by being sympathetic in scale, form and materials to the characteristic built form of the area. Furthermore The Rookery is a Grade II Listed Building and any development should not harm the setting of the Listed Building.

The site has permission for the use of the Listed Building as residential, and therefore the principle of the use has previously been accepted on the site. An extension has also, previously been accepted in the same position and therefore the principle of an extension has also previously been accepted.

It is therefore considered that as the principle of development has already been accepted; the main issues are, the design, impact on the listed building and conservation area, highway safety, neighbouring amenity, and impact on protected trees, in relation to all other relevant policies of the Development Plan.

Design and Impact upon the Conservation Area and the setting of the Grade II Listed Building

The proposal seeks permission for a two storey extension within the curtilage of the Grade II listed building, The Rookery. Previously there was an extension to the building, which was a later addition, and did not form part of the listed description and which was removed as part of the previous conversion application.

The Historical Maps (1843 – 1893) show an extended building on the plot which indicates that there appears to have been a building located at a right angle to the Rookery with a linking structure. This formed an L-shaped structure adjacent to The Rookery.

The amended plans show a much simpler building than the previous schemes. The building will be set back 2m from the front of the listed building and its simple plain design will appear as a subservient outbuilding within the curtilage of the listed building. The elevations facing the road and the neighbours to the rear have no windows and this will create a more subservient proposal adjacent to the Listed Building. This is similar to a previous approval in 2010, however since that approval an extension to the Listed Building was approved as part of the conversion works in 2016.

The dwelling would replace ancillary buildings which were demolished recently, and therefore the Conservation Officer has raised no objections to the amended scheme subject to conditions for, Permitted Development rights to be removed, external materials to be approved, rain water good to be black metal, window details and garden fences to be low to ensure the curtilage of the listed building is still read as one area. These conditions are considered to be reasonable and are largely in line with the conditions attached to the conversion of the Listed Building.

Given there has been various buildings and extension to this Listed Building in this position previously, it is considered that the proposal as amended would not have a harmful impact on the setting of the listed building or the conservation area.

Amenity

The main properties affected by the development would be the properties on Rookery Close to the rear of the site, the Vet Surgery and the future occupiers of The Rookery.

The proposed extension will have a separation distance of 13.5m from the rear elevation of No.5 Rookery Close (incorrectly numbered No.6 on the site plan). The neighbour has several principal windows on the rear elevation of their dwelling. There are no windows on the rear elevation of the amended plans and therefore the separation distance of 13.5m is considered acceptable and inline with the Council's separation distances for principle to blank elevations. Furthermore the proposed building has no windows on the north elevation which face towards the neighbours garden and therefore would not create any overlooking of the garden area. The building would also not be any closer to the neighbours rear elevation than their outbuilding to the rear of the site.

The proposed habitable windows are all positioned on the side elevations of the proposal, akin to an agricultural building. The windows largely face towards the vets surgery which over look a parking area, or towards the side elevation of Unit 5 of the Rookery. There are two windows which serve the kitchen/living room area of both flats which face towards the side elevation of the Unit 5, however they do not directly overlook the building and therefore are not considered to have a significantly detrimental impact on future occupier amenity.

There appears to be a suitable amount of communal amenity space within the site to accommodate the development, given the central location of the site within the town centre of Nantwich.

It is therefore considered that the proposed development will not have a significantly detrimental impact on neighbouring amenity or the future occupiers of the site.

Highways

The access is located within close proximity to a round-about and a pedestrian crossing at the junction of Millstone Lane and Hospital Street. The original access point was not wide enough to allow vehicles to pass.

The Strategic Highways Manager has considered the proposal and notes that in addition to the 5 units recently approved on the site, the proposal is for 2 additional 1 bedroom apartments which will continue to use the same vehicle access onto Millstone Lane.

The access is acceptable in principle but given the increase in the number of units on site, amendments to the access have been asked for, these include widening the access within the site and amending the kerb line of the footway to align with the site access. This will be controlled by condition.

The proposal includes 12 spaces for the whole development of 7 apartments. This level is considered to be acceptable given that the site is located in a sustainable location within easy walking distance of Nantwich town centre, and public transport and facilities. The Strategic Highways Officer has raised no objections in relation to the parking provision.

Trees

There are several trees on the site which are protected by the Crewe and Nantwich (The Rookery, Hospital Street Nantwich) TPO 1981. It appears that some of the trees originally protected are no longer present as noted in the previous application in 2010.

The proposal has been amended, and now the building is positioned 2m further away from the protected Copper Beach. The Forestry Officer has confirmed that the amended proposal are a positive improvement from an Arboricultural perspective in terms of the trees social and spatial proximity to the proposed building, and have therefore overcome the initial recommendation for refusal of the scheme.

The Forestry Officer has requested updated information in relation to a revised pruning schedule; details of an engineer designed no dig hard surface construction of the proposed parking bays and materials and details of any services. Ideally this information would be preferably submitted upfront but could be conditioned. An update to committee will follow in this regard.

Ecology

There are not considered to be any ecological impact caused by the development.

Other Matters

In order to protect the residential amenities of the adjacent residential properties and the future occupant's conditions will be attached in relation to a dust management scheme.

A number of the issues raised by the Town Council and neighbours were made prior to the amended scheme being received. The amended plans reduce the impact on the listed building and conservation area, as noted above. The plans have been amended to reduce the impact on neighbouring amenity.

The neighbours have raised concerns over the conversion development being carried out in variance to the approved plan. The extension to the Listed Building was built too high, but this has since been reduced and all works have been regularised through the planning and listed building consents 18/2748N and 18/2770N.

CONCLUSIONS

The principle of residential development within the Nantwich Settlement Boundary is acceptable. The proposed development as amended is considered to be of an acceptable scale and design and would not harm the setting of this Grade II Listed Building or the character of the wider Conservation Area.

The development as amended would not harm the amenities of the surrounding residential properties and is considered to be acceptable in terms of its impact upon the highway network, the TPO trees and protected species.

The proposal is therefore considered on balance to be a positive planning benefit in the provision of housing within a sustainable location and bringing the use of a previously derelict Listed Building back into a use, which will safe guard it for several more decades.

The proposal is therefore recommended for approval.

RECOMMENDATIONS

Approve subject to the following conditions;

- 1. Development in accordance with the approved plans**
- 2. Materials to be submitted to the LPA and approved in writing**
- 3. All windows to be timber – details to be submitted and approved**
- 4. Window reveal of 50mm to be provided**
- 5. Black metal rainwater goods to be provided**
- 6. Remove PD rights for extensions/outbuildings/fencing**
- 7. Internal curtilage fencing to be restricted to 1m**
- 8. Landscaping scheme to be implemented**
- 9. Tree Survey / Pruning schedule**
- 10. Tree protection measures**
- 11. Surfacing materials**
- 12. Soil importation**
- 13. Unexpected contaminated land**
- 14. Details of any external lighting**
- 15. Dust management plan**

- 16. Cycle storage**
- 17. Bin storage**
- 18. Electrical Vehicle infrastructure**
- 19. Archaeological programme of works**
- 20. Amended access and kerb arrangement**

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

