

Application No: 21/3181C

Location: Dingle Farm, DINGLE LANE, SANDBACH, CHESHIRE, CW11 1FY

Proposal: Listed building consent for repair and alteration of existing farmhouse and construction of garage; conversion and extension of barn and outbuilding to form dwelling and garage/garden room, demolition of garage and construction of dwelling

Applicant: Jon Wylson, Mansion House Project Management Ltd

Expiry Date: 05-Aug-2021

Summary

The development would secure the restoration of the Grade II listed farmhouse and associated outbuildings.

Previous applications have been refused and dismissed at appeal for 11, 6 and 4 dwellings. This application only proposes 1 additional dwelling, which is considered to be acceptable in terms of the effect on the setting of Dingle Farm (the less than substantial harm would be outweighed by the public benefits).

The application is therefore recommended for approval.

RECOMMENDATION

Approve subject to Conditions

CALL IN

The application is referred to Southern Planning Committee at the request of Cllr Benson for the following reasons:

“The land in question falls within the Sandbach Conservation Area. Previous planning applications have been heard by the Southern Planning Committee and resulted in appeals to the Planning Inspectorate. I have been asked by Sandbach Town Council Planning & Consultation Committee to request a Call-in as this application would have an impact within the Conservation Area. It would not be in keeping with the listed building and its setting.

It is felt that the design, scale and character of the proposals are planning issues which in this case should be placed before the Southern Planning Committee in the public interest.”

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a part brownfield, part green field site accessed from Dingle Lane, which is in close proximity to Sandbach town centre. Contained within the site are a Grade II Listed farmhouse, barn and other ancillary buildings. Dingle Lane leads to Waterworks House, which is currently under construction of a residential development.

The List description of the Farmhouse is as follows:

“Dingle Farmhouse (Formerly listed under Back Street) SJ7660 2/33 11.8.50.II 2. C17. Timber frame with painted brick noggin; C19 alterations and additions; one storey plus attic; 3 C19 gabled dormers with small-paned iron casements; early C19 wood doorcase with hood canopy on shaped brackets, and 6-fielded-panelled door. Later bay on left-hand side sham painted as timber frame. Later additions at rear; tiles.”

The site is designated as being within the Settlement Zone Line of Sandbach and within the Sandbach Conservation Area. To the west and south of the site is existing residential development.

DETAILS OF PROPOSAL

The application seeks full listed building consent for the repair and alteration of existing farmhouse; conversion and extension of barn and outbuilding to form dwelling and demolition of garage.

RELEVANT PLANNING HISTORY

17/2171C - Listed Building Consent for alterations to an existing Grade II Listed farmhouse, barn and boar house, demolition of two outbuildings, conversion of barn into one dwelling, construction of 4 dwellings together with associated garaging, car parking and landscaping works – Refused 21st July 2017 – Appeal dismissed 3rd July 2018

17/2170C - Alterations to an existing Grade II Listed farmhouse, barn and boar house, demolition of two outbuildings, conversion of barn into one dwelling, construction of 4 dwellings together with associated garaging, car parking and landscaping works – Refused 21st July 2017 – Appeal dismissed 3rd July 2018

16/3609C - Alterations to an existing Grade II Listed farmhouse, barn and boar house, demolition of two outbuildings, conversion of barn into one dwelling, construction of 6 dwellings together with associated garaging, car parking and landscaping works Withdrawn

16/3608C - Listed Building Consent - Alterations to an existing Grade II Listed farmhouse, barn and boar house, demolition of two outbuildings, conversion of barn into one dwelling, construction of 6 dwellings together with associated garaging, car parking and landscaping works - Withdrawn

14/0711C - Listed building consent for alterations to an existing Grade II Listed farmhouse, demolition of 2 outbuildings, conversion of barn into 1 dwelling, construction of 6 dwellings together with associated garaging, car parking and landscaping works (resubmission of application 12/2552C) – Refused 11th June 2014 – Appeal dismissed 9th December 2014

14/0710C - Alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 6 dwellings together with associated garaging, car parking and landscaping works (resubmission of application 12/2551C) – Refused 11th June 2014 – Appeal dismissed 9th December 2014

12/2552C - Alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 11 dwellings together with associated garaging, car parking and landscaping works – Refused 18th October 2013 – Appeal dismissed 9th December 2014

12/2551C - Alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 11 dwellings together with associated garaging, car parking and landscaping works – Refused 18th October 2013 – Appeal dismissed 9th December 2014

POLICIES

Congleton Borough Local Plan First Review (2005) (CBLPFR)

BH4-BH5 – Listed Buildings
BH8-BH10 – Conservation Areas

Cheshire East Local Plan Strategy March 2016 (CELPS)

SE 7 – The Historic Environment

Sandbach Neighbourhood Development Plan (SNDP)

HC1 – Historic Environment

Other Material Considerations

National Planning Policy Framework

CONSULTATIONS (External to Planning)

Sandbach Town Council:

1st July 2021

Members object to this application. Whilst they have no objection in principle with the farmhouse and barn renovations, Members strongly object to the new house which is not in keeping and is overbearing on the rest of the site. Members also hold concerns that the footprint of the site encroaches on Dingle Lane, a well-used footpath in Sandbach. Access must be maintained to the footpath during any work.

1st October 2021

Members welcome the development of the site but object to the application. Members preferred the previous design of the new property as it is much more in keeping with the site and does not have such a stark contrast between modern and traditional building types. In the absence of comments from the heritage officer, STC request the previous design for the new house.

OTHER REPRESENTATIONS

At the time of report writing 26 representations have been received relating to this application. These are largely supportive of the proposal as it will secure the future of the farmhouse. They do however express the following concerns:

- Impact on the footpath that should be retained and kept open
- Impact on wildlife
- Materials should be in keeping with the conservation area
- Pressure for future development
- Light loss

Principal of Development

The proposal is within the Settlement Zone Line of Sandbach where there is a presumption in favour of development and is also in a very sustainable location due to its proximity to the town centre. The proposal is therefore considered to be acceptable in principle subject to compliance with other relevant policies in the adopted local plan and the NPPF.

Design/Heritage

The site is wholly within the Sandbach Conservation Area and the farmhouse is a grade II listed timber framed building (with the curtilage listed structures of the Shippon and boar pen). As such the council is mindful of the need to preserve or enhance the character or appearance of the building and area as stated in the NPPF, the CELPS and the Congleton Borough Local Plan Policy. Section 66 of the Planning (Listed Buildings and Conservation Area Act) 1990 requires that the local authority when assessing proposals shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Both the paddocks by the farm form a part of the setting and contribute to the significance of the building. There have been previous applications refused on the site that were dismissed at appeal.

This scheme now proposes only one additional dwelling, the conversion of the barn to residential the refurbishment and restoration of the house and boar pen, the creation of new driveways and gates and relandscaping, plus garaging.

During the course of the 2017 submission concerns were raised by the Conservation Officer, relating to the continuing deterioration of the house and significant structural movement. At the time of the site visit there appeared to be further movement at first level with further severe cracking to internal walls at first floor level. It is considered that there has been even more movement since the surveyors last visit in February 2021.

There is also water penetration to the rear at first floor level from a central valley gutter, which has potentially damaged structural timbers and has come through the ceilings.

This movement to the building is severe (ever worsening) and a detailed structural report accompanied by annotated plans to show the location and how the structural and other repair work will be tackled should be secured by condition.

With the exception of the repair work the internal changes are now of a modest nature and acceptable in design and heritage terms.

The internal changes would be at ground floor level and would comprise the following:

- Taking down of a timber stud wall and frame with door and adjacent wall, ceiling and floor finishes made good
- One window opening being enlarged to create French windows

The changes were made as it was also proposed to damp proof external walls and create cavity walls. This was not considered to be appropriate and has now been removed from the application.

In terms of the barn conversion, the external appearance would undergo very little change apart from the insertion of a door and window on the eastern elevation and the reinstatement of a 'Bulls Eye' window. All existing openings would be replaced with timber ones. In addition, all rainwater goods would be replaced with metal ones. Internally the building would be converted to a two-storey, four bedroom dwelling.

The changes would largely retain the agricultural character of the building in accordance with Polies BH15 and BH16 of the CBLPFR and is considered to be acceptable in design and heritage terms.

The buildings identified for demolition are later additions that have no heritage value and detract from the character of the site.

The refusal of the last application was in part due to the impact of large, detached dwellings on the openness of the site and views of the group of heritage assets along with the landscaping. As originally submitted, the size and location of the new dwelling did not address these concerns. However, the revised plans have been submitted showing siting the dwelling adjacent to the eastern boundary and changes to the new dwelling. The proposal is therefore considered to be acceptable.

Paragraph 202 of the NPPF requires that: *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

In terms of these proposals the erection of one new dwelling would lead to less than substantial harm and the public benefits of the restoration of the farmhouse and barn would give significant public benefits, outweighing the less than substantial harm.

Conclusion

The development would secure the restoration of the Grade II listed farmhouse and associated outbuildings.

Previous applications have been refused and dismissed at appeal for 11, 6 and 4 dwellings. This application only proposes 1 additional dwelling, which is considered to be acceptable in terms of the effect on the setting of Dingle Farm (the less than substantial harm would be outweighed by the public benefits).

The application is therefore recommended for approval.

RECOMMENDATIONS

APPROVE subject to the following condition:

- 1. Time limit**
- 2. Approved plans**
- 3. Submission of details of materials**
- 4. Landscaping and boundary treatments**
- 5. Implementation of landscaping and boundary treatments**
- 6. Hours of construction, Mon to Fri 8am to 6pm, Sat 9am to 2pm, no working on Sundays or public holidays**
- 7. Submission of details of works to windows and doors (farmhouse and barn)**
- 8. Full schedule of internal works (farmhouse and barn)**
- 9. Full photographic survey (farmhouse and barn)**
- 10. All fascias, barge and verge boards to be timber**
- 11. Full details of new internal doors, surrounds, flooring and skirting boards (farmhouse and barn)**
- 12. All rainwater goods to be in cast metal painted black (farmhouse and barn)**
- 13. Programme of archaeological works**

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 Development Management, in consultation with the Chair (or in his absence the Vice Chair) of the Southern 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.

