DELEGATED REPORT

Recommendation Made: 5 August 2011

Reference:- 11/00467/FUL **Parish:- Higham On The Hill Parish Council**

Applicant:- Mr J Davenport
Elm Farm
Main Street
Higham on the Hill
Nr. Nuneaton
Leicestershire

Location:- West Hall Barr Lane Higham On The Hill Nr. Nuneaton Leicestershire

Proposal:- DEMOLITION OF EXISTING STORE AND THE ERECTION OF A NEW STORE.

Introduction:-

This application seeks full planning permission for the demolition of a single storey detached outbuilding and its replacement with a new single storey detached outbuilding at West Hall, Barr Lane, Higham on the Hill. West Hall is a separate two storey dwelling with an extension forming the west wing of the older Higham Hall, a Grade II Listed Building.

The new outbuilding would be located in a similar position between the west wing of the principal building and the curtilage boundary brick wall but on a larger footprint. It is proposed that the new outbuilding will be constructed of reclaimed materials from the existing outbuilding to be demolished and a previously demolished extension and will be used as a garden store ancillary to the residential occupation of the dwelling.

The outbuilding to be demolished is considered to be a curtilage building that benefits from the listings protection of Higham Hall and is located within the Higham on the Hill Conservation Area. Accordingly, a separate application (reference 11/00468/LBC) has been submitted and is under consideration for Listed Building Consent to demolish the existing structure.

The application is accompanied by a Design and Access Statement and a Conservation Area Assessment.

Planning History:-

11/00468/LBC	Demolition of Existing Store and Erection of a New Store	Under consideration	
10/00341/LBC	Extensions and Alterations to Dwelling including Part Demolition	Approved	15.07.10
10/00393/FUL	Extensions and Alterations to Dwelling including Part Demolition	Approved	16.07.10

Consultations:-

No objections have been received from English Heritage

No response has been received at the time of writing this report from:-

Director of Chief Executive (Archaeology)
Historic Buildings Panel
Ancient Monuments society
Society for the Protection of Ancient Buildings
Victorian Society
Georgian Group
Council for British Archaeology
Higham on the Hill Parish Council
Ward Members
Site Notice
Neighbours.

Development Plan Policies:-

National Policy Guidance

PPS1: Delivering Sustainable Development
PPS5: Planning for the Historic Environment
PPS7: Sustainable Development in Rural Areas

Adopted Core Strategy

Policy 12: Rural Villages

Adopted Local Plan (2001)
Policy BE1: Design and Siting of Development
Policy BE4: Alterations to Listed Buildings
Policy BE5: The Setting of a Listed Building
Policy BE7: Development in Conservation Areas
Policy BE8: Demolition in Conservation Areas
Policy NE5: Development in the Countryside

Appraisal:-

The main considerations with regards to this application are the principle of development, design and impact on the Higham on the Hill Conservation Area and the setting of the adjacent Listed Building, impact on neighbours and other issues.

Principle of Development

Although the site is located outside the settlement boundary of Higham as defined on the Adopted Hinckley and Bosworth Local Plan proposals map the proposal is located within a well established residential curtilage where policy NE5 provides a presumption in favour of development involving extensions to residential properties subject to it being in keeping with its surroundings, there being no adverse impact on the character or appearance of the landscape and where effective screening is in place.

Design and Impact on Conservation Area and Setting of Listed Building

The outbuilding is a small, simple single storey linear building with a hipped roof and measures 3.8 metres x 2.4 metres in plan with a ridge height of 6.2 metres. It is constructed of red brick and red plain clay roof tiles. It has a single timber door in the south elevation and a single window with rounded blue brick soldier cill in the north elevation. The proposed outbuilding is to be rebuilt on a larger footprint measuring 6 metres x 3.6 metres with a ridge height of 3.6 metres in order to improve its functionality, meet the applicant's storage requirements and on a slightly different orientation and closer to the boundary wall to improve access and relate better to the wall. The high brick boundary wall on the back edge of the highway obscures the view of the lower sections of the proposed outbuilding which is also partially cut into an existing earth bank. Only limited views are therefore available from outside the site and fenestration is limited to the inward facing east elevation.

A visual inspection indicates that the roof structure is suffering from rot and will require rebuilding. In addition, ivy growth around the external walls has damaged areas of mortar and brickwork which will need repair, however, no structural survey has been carried out to demonstrate that the building is in need of demolition. Notwithstanding this, the proposed demolition of the existing structure and its rebuilding will improve its overall appearance. The proposed outbuilding replicates the design of the existing building and will use external materials reclaimed from the existing structure and a previously demolished extension to ensure sympathetic integration with the existing buildings.

As a result of the replicated design, the re-use of reclaimed materials and the screening provided by the boundary wall, it is considered that the proposal will preserve the character and appearance of the Higham on the Hill Conservation Area and the setting of Higham Hall.

Impact on Neighbours

Due to the setting of West Hall within a large plot bounded by a tall boundary wall together with the separation distance of approximately 25 metres to the nearest neighbouring dwelling, Orchard House, and the mature tree screen between, the proposal will not result in any adverse impact on residential amenity.

Other Issues

The application does not propose the loss of any parking within the site.

Due to the proposed use of construction materials recycled from the demolition of the existing store and a former extension, the proposals are considered to represent a sustainable development in this case.

Conclusion

The proposed outbuilding is an appropriate replacement listed curtilage building which will replicate the design of the existing outbuilding and has a similar siting within the curtilage. The use of reclaimed materials will ensure its integration with existing structures and will preserve the character and appearance of the Higham on the Hill Conservation Area and the setting of Higham Hall and will not have any adverse impact on residential amenity or highway safety. The proposal is therefore considered to be compliant with policies BE1, BE4, BE5, BE7, BE8 and NE5 of the Adopted Local plan and the overarching principles of PPS5.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the character and setting of the Grade II listed building, surrounding development, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as: by virtue of its siting, design and use of reclaimed materials it will preserve the character and appearance of the countryside, the Higham on the Hill Conservation Area and the setting of Higham Hall and will not have any adverse impact on residential amenity or highway safety.

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009):- Policies 12

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, BE4, BE5, BE7, BE8 & NE5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Block and Location Plan Drawing No. 2011-257-loc (A3-1); Block and Location Plan Drawing No. 2011-257-loc (A3-2); Existing Plan and Elevations Drawing No. 2011-257- 1 and Proposed Plan and Elevations Drawing No. 2011-257- 2 Rev A received by the local planning authority on 15 June 2011.

3 The materials to be used on the external elevations of the proposed garden store be in strict accordance with the materials specified on the approved plan Drawing No, 2011-257-2 received by the local planning authority on 15 June 2011 unless previously agreed in writing with the local planning authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE4 and policy BE7 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

Contact Officer:- Richard Wright Ext 5894