DELEGATED REPORT

Recommendation Made: 19 July 2011

Reference:- 11/00412/CON **Parish:- Twycross Parish Council**

Applicant:- Mr David Richardson
37 Main Street
Congerstone
Nuneaton
Leicestershire

Location:- Brookhill House 10 Main Street Orton On The Hill Atherstone Leicestershire

Proposal:- DEMOLITION OF GARAGE TO FACILITATE EXTENSIONS AND ALTERATIONS

Introduction:-

This application seeks conservation area consent for the demolition of a double garage attached to the side of a dwelling known as Brookfield House 10 Main Street, Orton on the Hill to facilitate extensions and alterations to the dwelling for which a separate planning application (reference 11/00411/FUL) has been submitted.

The application dwelling is detached and set back from the highway within a large plot located on the south east side of Main Street within the hamlet of Orton on the Hill. Other than a two storey central front gable in white painted render the dwelling is constructed of red multi facing bricks and small red/brown roof tiles. Other than the central gable, the front elevation has a low eaves line and steep pitched roof. The rear elevation has two storeys with a central gable, a small balcony at first floor and a single storey flat roof element. The dwelling exhibits a number of architectural features within the design including two gable end chimneys and tile corbels in the gable eaves. The application relates to the north east wing to the main house which is single storey.

A Protected Species Survey has been submitted to support the application which found no evidence of protected species on site.

Relevant Planning History:-

11/00411/FUL Extensions and Alterations to Dwelling Pending Decision

Consultations:-

No objections have been received from Directorate of Chief Executive (Ecology)

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

LCC Conservation Officer
Historic Buildings Panel
Twycross Parish Council
Ward Members
Press Notice
Site Notice
Neighbour.

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 5: 'Planning for the Historic Environment'
Planning Policy Statement 9: Biodiversity and Geological Conservation

Adopted Core Strategy

Policy 13: Rural Hamlets

Adopted Local Plan

The site lies within the Orton on the Hill Conservation Area as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of the Development
Policy BE7: Development in Conservation Areas
Policy BE8: Demolition in Conservation Areas

Other Relevant Documents

Orton on the Hill Conservation Area Appraisal.

Appraisal:-

The main considerations with regards to this application are the architectural or historical significance of the garage proposed for demolition in respect of its contribution to the character and appearance of the Orton on the Hill Conservation Area; impact from its demolition and impact on protected species.

Significance and Impact on Conservation Area

The application dwelling is identified in the Orton on the Hill Conservation Area appraisal as being located on the eastern edge of the conservation area and as a weak area/building within it. The Design and Access Statement advises that the dwelling was constructed in the 1960's in a style typical of that era and is of a relatively modern design and style to the majority of buildings within the Orton on the Hill Conservation Area. Whilst the dwelling is within the Conservation Area, the garage to be demolished is not a prominent structure within it or significant in terms of its architectural or historic merit such that it contributes positively to the character or appearance of the Conservation Area.

The demolition of the garage without any replacement structure would not have an adverse impact on the Conservation Area in this case given its location, scale, design and screening. However, a full planning application under separate consideration proposes to replace the garage with a sympathetic 1½ storey extension of similar width and constructed of matching materials to preserve the character and appearance of the dwelling and wider area. The Borough Council's Conservation Officer's has no objections to either the demolition of the garage or the design of the proposed extensions and alterations under separate consideration. The proposed retention of the gable end chimneys, the introduction of a well designed front porch and the replacement of the modern garage doors with traditional vertical timber doors with a brick pillar between will preserve the character and appearance of the Orton on the Hill Conservation Area. The proposals are therefore considered to comply with Policy 13 of the adopted Core Strategy and policies BE1, BE7 and BE8 of the adopted Local Plan.

Impact on Protected Species

The submitted protected species survey found no evidence of any protected species within the site and confirmed that the proposed development is unlikely to have a negative effect on the biodiversity of the area. The Directorate of Chief Executive (Ecology) has no objection to the proposals. As a result the proposals are considered to comply with Planning Policy Statement 9.

Conclusion

The garage is not significant in terms of its architectural or historical merit and the structure does not contribute positively to the character or appearance of the Orton on the Hill Conservation Area. There is no evidence that the demolition of the garage will have any adverse impact on protected species. As a result, the demolition of this structure and its proposed replacement with an extension of appropriate design and quality is considered to be acceptable. The proposals are therefore considered to be in accordance with Planning Policy Statement 9, Policy 13 of the adopted Core Strategy and policies BE1, BE7 and BE8 of the adopted Local Plan and are recommended for approval subject to conditions.

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, the character and appearance of the Orton on the Hill Conservation Area, 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 demolition would be in accordance with the development plan as it would preserve the character and appearance of the Orton on the Hill Conservation Area and would not have an adverse impact on protected species.

Local Development Framework: Core Strategy (2009):- Policy 13

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

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: Proposed Plans Drawing No. 110246/202 Rev B received by the local planning authority on 23 May 2011 and Site Location Plan Drawing No. 110246/A/100 Rev B, Proposed Site Layout Plan Drawing No. 110246/A/102 Rev C, Proposed Elevations and Typical Section Drawing No. 110246/A/203 Rev C received by the local planning authority on 14 July 2011.

3 All materials resulting from the demolition of the building hereby approved shall be permanently removed from the site within two weeks of the commencement of the demolition works.

Reasons :-

1 To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

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

3 To protect the character and appearance of the Orton on the Hill Conservation Area to accord with policy BE8 of the adopted Hinckley and 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