



Planning Committee

Astwood Bank & Feckenham Ward

16 June 2009

2009/071/LBC PROPOSED DEMOLITION OF OUTBUILDING AND REPLACE WITH
DOUBLE GARAGE
ASTWOOD FARM HOUSE, ASTWOOD LANE, ASTWOOD BANK
APPLICANT: MR J LAVERY
EXPIRY DATE: 16 JUNE 2009

Site Description

(See additional papers for Site Plan)

The site is a derelict outbuilding which is located within the curtilage of a Grade 2 Listed Farmhouse, which is known to have been constructed in the 17th Century. The outbuilding, the subject of this application is constructed of brick with a clay tiled roof and was built around 1850. In the 20th century, it was doubled in length, hence the two different types of bricks, but the majority of this section has now collapsed.

Proposal description

Listed Building consent is sought to demolish the existing outbuilding and replace it with a double garage. The replacement double garage is to be constructed in the same location as the existing outbuilding which is to be demolished. The size is proposed to be 8.5 metres in width, 6 metres in depth and 5.5 metres in height, to be built with a lightly rusticated multi-red brick with a natural lime mortar, hand made plain clay roof tiles, cast iron rainwater goods and all external joinery to be painted soft wood.

Relevant key policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National planning policy

PPS1(& accompanying documents) Delivering sustainable development
PPG2 Green Belts
PPG15 Planning and the historic environment

Worcestershire Country Structure Plan

CTC.19 Areas and Features of Historic and Architectural significance
D.16 Reuse and conversion of Buildings

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design
B(BE).14 Alterations and Extensions
B(RA).1 Green Belt

Relevant site planning history

Appn. no	Proposal	Decision	Date
2008/340/LBC	Demolish outbuilding and replace with Double Garage	Refused	19/12/2008
2009/105/FUL	Demolish outbuilding and replace with double garage	Pending (expires 24 July 2009)	

Consultee responses:

Conservation Officer:

No objection to proposal

Neighbour Consultation:

One objection received from neighbour raising issues which are civil matters and not planning considerations

Procedural matters:

This application would normally be dealt with under delegated powers but it comes before Members as the wife of the applicant is an employee of Redditch Borough Council.

This application should have been accompanied by a planning application, however this was delayed. It has now been received and is likely to be reported to the next Planning Committee. It is possible to consider the two separately, as the material considerations are different, although clearly linked.

Assessment of proposal

The key issues for consideration in this case are, the outbuilding is located within the curtilage of a Grade 2 Listed Building, therefore the character of the listed building needs to be maintained and protected.

Principle

The existing outbuilding does not hold any particular merit in terms of its character. The nature of its construction reflects how the building was originally used as part of the working farm. The loss of such a building in this location would not affect the appearance, or the character of the listed farmhouse. Due to the current condition of the outbuilding, it would be appropriate to demolish it and replace it with a garage, which would be of benefit to the occupiers of the farmhouse.

Design and layout

The design and layout of the double garage is acceptable in its proposed location and further advice has been obtained from the Conservation Officer on these matters.

The replacement garage is considered to be of a suitable size, location, appearance and materials such that it would be sympathetic to the setting of the Listed Building and not damaging to its appearance, historic interest or setting. It is therefore considered to be visually acceptable and compliant with policy objectives.

Conclusion

The proposal is considered to comply with the policy framework and unlikely to cause any harm to amenity or the listed building and its setting and is therefore considered to be acceptable.

Recommendation

That having regard to the development plan and to all other material considerations, Listed Building Consent be GRANTED subject to conditions and informatives as summarised below:

1. Commence within 3 years
2. All materials to be agreed in writing by the Local Planning Authority

Informative

1. No works to start on site until planning permission also granted