

PLANNING COMMITTEE

4th March 2020

Planning Application 19/01159/FUL

Single storey side extension, demolition of the existing modern conservatory, and a single storey rear extension.

Chapel House Farm, Feckenham Road, Hunt End, Redditch, Worcestershire, B97 5QG

Applicant: Mr S Jones
Ward: Astwood Bank And Feckenham Ward

(see additional papers for site plan)

The author of this report is Emily Farmer, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: emily.farmer@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises of a single dwelling and detached garage. The dwelling is located along Feckenham Road in Astwood Bank within a large site which slopes steeply from north to south. The principal elevation faces south, with the rear elevation facing north towards Feckenham Road.

Chapel House Farm is a large red brick farmhouse which dates from the early-mid 19th century. The building is considered to be a non-designated heritage asset, is located within the setting of the Grade II listed Moat House (Barn about 60 yards South East of Chapel House Farm - List Entry Number: 1100008), is located in the setting of a Scheduled Ancient Monument (Moated Site and Fishpond at Hunt End, 120m South East of Chapel House Farm - List Entry Number: 1017809), and is located within the setting of the non-designated barn complex to the west of Chapel House Farm.

Proposal Description

The applicant is proposing to demolish an existing modern conservatory and to construct a single storey rear and side extension in its place.

The single storey side extension extends from the east elevation of single storey rear projection by 6.8m which is approximately half the width of the main part of the dwelling. The extension is 5.2m in depth and 4m in height with a pitched roof and gable end. The extension will be in matching brick and tile.

The single storey rear extension which replaces the existing conservatory extends from the west elevation of the single storey rear projection. The extension is 8.4m by 5.1m with a height of 4.76m with a hipped roof. The extension will be in matching brick and tile.

Relevant Policies :

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Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 8: Green Belt

Policy 37: Historic Buildings and Structures

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)

Redditch High Quality Design SPD

Relevant Planning History

2003/200/FUL	Proposed Dormer Windows	Granted	27.05.2003
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2001/527/FUL	Erection Of A Detached Garage	Granted	28.12.2001
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Consultations

Conservation Officer

I have no objections to the demolition of the existing conservatory or its replacement with a slightly larger single storey brick extension, I do object to the single storey side extension which would be an incongruent and disproportionate addition to the existing floorplan and would detract from the symmetry of the host dwelling. The proposed development as such would fail to comply with Paragraph 197 of the NPPF (2019), Policies 36 and 37 of the Borough of Redditch Local Plan (2017), and the provisions of the Redditch High Quality Design SPD (2019).

Arboricultural Officer

No objections subject to condition.

Worcestershire County Council Countryside Service

No Comments Received To Date

Worcestershire Archive And Archaeological Service

The above application site lies directly adjacent to a Scheduled Monument, the Medieval moated site of Hunt End (national ref: 1017809). This is a very large trapezoidal moat containing the remains of 16th century Jacobean House. The moat still survives as an earthwork, but is now dry. The proposed extension lies outside the Scheduled area but the new foundations for it will lie within 10m of the edge of the moat. There is high potential for below ground remains associated with the Scheduled Monument. Chapel

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Farmhouse is also recorded on the HER as an undesignated Heritage Asset WSM43724: Unlisted early to mid-19th century farmhouse. Consequently, the application site is judged to potentially impact heritage assets of archaeological interest that would be lost or damaged by the development. On this basis, should you be minded to grant planning permission for this scheme it is recommended that a programme of archaeological works should be secured and implemented by means of a suitably worded condition attached to any grant of planning permission. This should comprise an archaeological watching brief on all groundworks.

Public Consultation Response

Two letters of objection have been received raising objections to the proposal. These objections have been summarised as follows;

- Property located within the Green Belt
- Property located next to moated site ancient scheduled monument
- Property is on an elevated position dominating hamlet, therefore any further development onsite would have a negative impact on the area.
- English Heritage should be consulted
- Extensions not proportionate to footprint of dwelling or in keeping with character of the dwelling
- Windows are out of character
- Removal of trees
- Impact on Right of Way
- Disruption during works

Assessment of Proposal

Chapel House Farm is a large red brick farmhouse with gabled stabled roof which dates from the early-mid 19th century. The building appears on the 1839 Tithe Map. The building is considered to be a non-designated heritage asset, is located within the setting of the Grade II listed Moat House (Barn about 60 yards South East of Chapel House Farm - List Entry Number: 1100008), is located in the setting of a Scheduled Ancient Monument (Moated Site and Fishpond at Hunt End, 120m South East of Chapel House Farm - List Entry Number: 1017809), and is located within the setting of the non-designated barn complex to the west of Chapel House Farm. The principal elevation faces south, with the rear elevation facing north towards Feckenham Road. The applicant is proposing to construct a single storey side extension, demolition of the existing modern conservatory, and a single storey rear extension in its position.

Heritage

The applicant is proposing to construct a single storey rear extension on part of the footprint of the existing conservatory. The proposed rear extension would create a minor addition to the floorplan of the existing building, but is predominantly being constructed over the existing footprint and is to be constructed of materials to match the host building. The alterations to the built form resultant from this rear extension would be minor and it is considered that this aspect of the proposal would therefore preserve the character,

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appearance and significance of the affected heritage assets. The proposed roof lights are also considered acceptable.

The side extension which projects beyond the east elevation of the single storey projection would unbalance the symmetry of the principle elevation. The Conservation Officer has raised objection to this element of the scheme advising it would fail to preserve the character, appearance and significance of the heritage asset. It is however acknowledged that this dwelling does benefit from its permitted development rights and that the rear projection is part of the original dwelling and not a previous extension. The proposed extension has been reduced in height to ensure that it complies with Part 1, Class A of the General Permitted Development Order 2015 (As Amended) and therefore could be constructed onsite without the benefit of planning permission. Taking this into account it would not be reasonable to refuse the application on the objections raised by the Conservation Officer.

Part of the wider land within the ownership of the Applicant is sited within a scheduled ancient monument as marked on the Historic England map but the dwelling itself, and associated garden area and curtilage where the extension is proposed, is outside the defined area. The barn to the south east of the application site is a listed building however it is considered that due to the distance between the site and barn, the fact that both properties are separate with their own defined curtilage areas and the fact that the proposed extension is to the north of the building, that the proposal will not impact on the setting of the barn. The proposed extension is also on a similar footprint to existing extensions and even though it extends to the side of the house for the reasons given above, it is not considered that it would impact on the setting of the listed former barn. The County Archaeologist has not objected to the proposal but has requested a pre-commencement condition requiring a programme of archaeological work and a further condition to ensure the development is not occupied until the post investigation work has been carried out. No objections have been raised by the Conservation Officer on the impact on the setting of the Listed Buildings or Ancient Scheduled Monument.

Green Belt

The site is within the Green Belt. Originally the proposals included a large detached garage but this has been withdrawn from the scheme as it was considered to be inappropriate development in the Green Belt. There is an existing garage located within 5 metres of the dwelling and other than an application for the garage the planning history for the site shows that the only previous extension to the dwelling was to add dormer windows to the second floor which created no floor area. The second floor accommodation appears to be original as the rooms are lit by semi-circular windows on the side elevations which appear to be original. The combined floor area of the proposed extension and existing detached garage do not exceed a 40% increase in floorspace when compared with the original dwelling. This proposal therefore complies with the guidance in the Redditch High Quality Design SPD which states that extensions to dwellings can be up to a maximum of 40% increase of the original dwelling. Provided the development does not result in an adverse impact on the openness of the Green Belt the

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proposal is not considered to be inappropriate in the Green Belt. The proposed extension is single storey and located to the rear of an existing dwelling on a similar footprint to existing extensions and I do not consider that the development would harm the openness of the Green Belt.

Amenity

The nearest neighbouring dwellings to the site are a horseshoe shaped courtyard of barn conversions to the west of the dwelling. The closest part of the barn conversion to the site is a blank end elevation. No windows are proposed in the side elevation of the proposed extension and the proposed extension is single storey only. The proposal will not result in any harmful overlooking, overshadowing or overbearing impact on the occupiers of any neighbouring dwelling.

Comments

Two letters of representation have been received from a neighbouring occupier raising concerns with impact on heritage assets, disturbance during building works, the scale of the footprint of the proposed additions, the design of the windows not being in keeping and regarding the position and scale of the garage with regards to proximity to the scheduled ancient monument, trees and an adjoining footpath.

In terms of disruptions during construction, given the small scale of the development it is not considered likely that the works would unduly impact on the occupiers of the surrounding properties. It is noted that the site is in a rural area on a narrow road; however these are operational issues for the developer to be mindful of.

The garage was withdrawn from the scheme and so is no longer being considered and the footprint/ scale and design of the extensions is assessed above. The Conservation Officer has advised that the fenestration details on the extensions are appropriate to the design of the dwelling.

In respect of trees, the plans show the removal of five trees to the rear of the site. The Tree Officer has raised no objection to the removal of these trees and has suggested appropriately worded conditions for the protection of all retained trees onsite.

The site is adjacent to a Public Right of Way however the proposal is within the curtilage of the dwelling and therefore should not have a direct impact on this Right of Way. The applicant is advised that the Right of Way should not be obstructed during the construction of the extensions.

In conclusion, the scheme is considered to be acceptable.

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RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:
SPA_267_02A Block Plan
SPA_267_10 Ground Floor Plans
SPA_267_12 Proposed North and South Elevations
SPA_267_13 Proposed East and West Elevations

REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

- 4) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

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Reason: To secure the provision and implementation of a programme of archaeological works to ensure that the development is acceptable with regards to the adjoining heritage asset of archaeological interest in accordance with the requirements of paragraph 199 of the National Planning Policy Framework. This condition is required to be a pre-commencement as some of the archaeological could be lost if works were to take place before carrying out an investigation.

- 5) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (4) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To secure the provision and implementation of a programme of archaeological works to ensure that the development is acceptable with regards to the adjoining heritage asset of archaeological interest in accordance with the requirements of paragraph 199 of the National Planning Policy Framework.

- 6) Retained trees and their Root Protection Areas (RPA) must be protected during clearance and construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials within the RPAs of any retained trees and any excavations within the RPAs must be carried out by hand and in accordance with BS5837:2012.

Reason: To protect the trees onsite which make an important contribution to the visual amenity of the area.

- 7) Prior to installation, details of the proposed rooflights, shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To protect the historic significance of the heritage asset.

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To protect the openness of the Green Belt and the historic significance of the Non-Designated Heritage Asset.

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Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received