

PLANNING COMMITTEE

23rd September 2020

Planning Application 20/00892/LBC

Minor External Landscaping Works [Hard and Soft] both at the front and at the rear of the property and minor repairs to the retaining wall (Retrospective).

The Old Court House, The Square, Feckenham, Redditch, Worcestershire, B96 6HR

Applicant: Mr. and Mrs. Jamie and Katherine Neale
Ward: Astwood Bank And Feckenham Ward

(see additional papers for site plan)

The case officer of this application 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 application dwelling is a Grade II Listed Building in the Feckenham Conservation Area and Green Belt. The Old Court House comprises a predominantly timber framed property dating from the 17th century, with 19th century alterations and a 20th century extension to the rear. It is located within the Feckenham Conservation area. The dwelling is north of 'The Square' at the end of a small cluster of cottages in the centre of Feckenham.

Proposal Description

The applicants have carried out some modest landscaping works to the garden, including; repairing the oak timber pale fence; constructing hazel hurdle screens to provide storage to the side of the house at the front and to hide an oil tank in the rear garden; and replacing a trellis and rose supports in the front garden. This application is for retrospective consent.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 8: Green Belt

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 38: Conservation Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

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Others

NPPF National Planning Policy Framework (2019)
Redditch High Quality Design SPD

Relevant Planning History

19/01224/FUL	Partial demolition of garden wall at entrance to existing driveway and replacement with a curved wall	05.11.2019
19/01294/LBC	Partial demolition of garden wall at entrance to existing driveway and replacement with a curved wall	05.11.2019

Consultations

Conservation Officer

No Objection.

Worcestershire County Council Countryside Service

No Comments Received To Date

A press notice was placed in the Redditch Advertiser on 14th August 2020 and expired on 31st August 2020. A site notice was placed onsite on 10th August and expired on 3rd September.

7 letters were sent to neighbouring properties on 6th August 2020 and expired on 30th August 2020.

Public Consultation Response

One letter of objection has been received from the neighbouring dwelling. The comments have been summarised as follows;

- Loss of light into living room
- Loss of view of The Square
- Access for maintenance
- Works carried out without consent
- Works carried out without notification to neighbour
- Picket fence has been compromised

Assessment of Proposal

The applicants have carried out some modest landscaping works to the garden, including; repairing the oak timber pale fence; constructing hazel hurdle screens to provide storage to the side of the house at the front and to hide an oil tank in the rear garden; and replacing a trellis and rose supports in the front garden.

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Listed Building/Conservation Area

The Old Court House is a Grade II Listed building which comprises a predominantly timber framed property dating from the 17th century, with 19th century alterations. The Conservation Officer has visited the site and taken a view on the works carried out. The proposed works are modest and do not interfere with the historic fabric of the building. It is therefore not considered that these proposals will harm the significance of the listed building.

The Conservation Area covers almost the entire settlement of Feckenham and is centred on the High Street and the junction with Droitwich Road and Alcester Road. It is a multi-period village with properties dating from the 16th century onwards. Brick buildings predominate but there are also a significant number of timber framed buildings. The proposed works are not considered to detract from the cottage character of the dwelling or its immediate neighbours and is therefore not considered to harm the significance of the Conservation Area. The proposals therefore comply with the requirements of the 1990 Act, the historic environment policies in the Redditch Local Plan No 4 and the NPPF.

Green Belt

The oil tank has been onsite for over 4 years and was a replacement of a 40-year-old tank. Given the time since this was replaced permission is not required. The rose timber supports and trellis are extensions to the existing boundary treatments around the site and are considered to be proportionate to the existing wall given the additional height and open nature of the structure. Furthermore, the hazel hurdle screens sit in the context of the tank and the surrounding built form. The other landscaping works are modest and within the context of the existing garden and therefore do not have any impact on openness. It is concluded that these developments represent appropriate development in the green belt and so not impact openness.

Amenity

Concerns have been raised by the neighbouring property No. 12 The Square on the impact of the hazel hurdle screen on the light into the living room. The hazel hurdle screen runs along the west boundary between the two properties and the window is on the south elevation of No. 12. The screen, although visible from inside the living room is about a metre from the edge of this window and is lower in height than the window. Due to this, and the fact that the window faces south and therefore has the best opportunity for achieving light into the room, it is not considered that the screen as onsite has a demonstrable impact on the level of light into the room to the detriment of the amenity of the occupiers.

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Consultation

Concerns have been raised on the loss of a view; this is not a planning consideration. Further concerns have been raised on access for maintenance purposes given the proximity of development on the boundary. This is not a planning consideration and a civil matter that should be agreed between both parties. Concerns have been raised on the works being carried out without consent and without notification to the neighbour. The works were carried out without consent from the Council however once the Council were made aware of this an application to regularise the works was invited. Although good practice advises applicants to notify the neighbour when they intend to carry out works, this is not a legal requirement and is not part of this planning assessment.

Conclusion

Taking all these matters into consideration, it is considered that these minor alterations will not harm the significance of the listed building or the conservation area and will not result in an undue impact on the neighbouring property. The proposal therefore complies with the 1990 Act, the Historic Environment section of the Borough of Redditch Local Plan and the relevant sections of the NPPF.

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 hereby approved shall be carried out in accordance with the following plans and drawings:

RC460 – Location Plan
191348 Topographical Survey
Oil Tank Area
Vegetable Growing Area
South East and North west Elevations

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

Procedural matters

This application is being reported to the Planning Committee because the agent is related to a member of staff at Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.