



Planning Committee

Astwood Bank & Feckenham Ward

27th April 2010

2010/019/LBC LISTED BUILDING CONSENT
2010/020/FUL SINGLE STOREY EXTENSION TO PROVIDE HALLWAY
AND STORE ROOM
14 A HIGH STREET, POOL BARN, FECKENHAM
APPLICANT: Mr P Tricklebank
EXPIRY DATE: 24th March 2010

The author of this report is Nina Chana, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: nina.chana@redditchbc.gov.uk) for more information.

Information

The proposed works are the same for both applications, hence the combination report given below. The assessment section of the report deals with the separate issues for each application, however the bulk of the information is the same, and is therefore not repeated.

Site Description

(See additional papers for Site Plan)

The application site contains a detached dwelling which is located within the curtilage of a Grade 2 Listed Building and within the Feckenham Conservation Area. The dwelling was originally a stable block and was granted planning consent to convert into a dwelling in 1998. It is constructed of red bricks and clay roof tiles, with a steeply pitched roof. To the rear is a timber and glazing conservatory. The dwelling is L shape in plan, and to the front 'open' corner is currently a timber monopitch lean-to roof, and black bow-top railings, with gateway in, forming a small covered courtyard area immediately outside the front door.

The dwelling is accessed from High Street in Feckenham, but is set back from the road frontage at an angle such that it is hardly visible in the streetscene. It shares a side boundary with the rear garden of an adjacent dwelling.

Proposal Description

The applicant seeks Listed Building Consent and Planning Permission for an extension to the front of the dwelling to form a hallway and storage area. Firstly, the existing lean-to canopy roof would need to be removed, although the railings would remain.

The application has been amended, and the proposal now for consideration is as follows:

A single storey construction is proposed, 4.2m x 2.5m, glazed to the front, with a central doorway, and timber boarded to the side along the boundary, with a mono-pitched roof sloping down to the front with a roof light.

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
PPS5 Planning for the historic environment

Regional Spatial Strategy

QE5 Protection and Enhancement of the Historic Environment

Worcestershire County Structure Plan

CTC.19 Areas and Features of Historic and Architectural Significance

Borough of Redditch Local Plan No. 3

B(BE).13 Qualities of Good Design
B(BE).14 Alterations and Extensions

SPDs

Feckenham Conservation Area Appraisal & Management Plan

Public Consultation Responses

None received

Consultee Responses

Conservation Adviser

No objection to amended plans – this lightweight glazed scheme with metal roof is more sympathetic than the original proposal and will detract less from the character of the dwelling

County Archaeology Team

No comments received

Feckenham Parish Council

No objection

Procedural Matters

This application would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to committee as the agent is an employee of Redditch Borough Council.

The works proposed here require planning permission because they do not fall within the Permitted Development Rights granted by the relevant legislation. They also require Listed Building Consent because they fall within the curtilage of a statutorily listed building. Listed Building Consent applications should be considered in terms of their impact on the architectural and historic importance of the building and its reason for listed status whilst the full range of material considerations apply to the planning permission.

Assessment of LISTED BUILDING CONSENT proposal

The proposal is considered to have an acceptable impact on the existing dwelling, in that its lightweight glazed nature would result in minimal impact on the historic building both in terms of the impact on the fabric of the building, and in terms of the appearance, as the glazing would continue to allow views of the historic fabric and not have a harmful effect on the appearance of the building from the street and other viewpoints. As such it is considered to comply with the relevant policy requirements and there appear to be no other material considerations to outweigh this.

Conclusion

The proposal is considered likely to preserve and enhance the character and appearance of the Listed Building and the Conservation Area, and as such is compliant with local and national planning policy and regulatory requirements.

Assessment of PLANNING APPLICATION proposal

Principle

The building lies within the curtilage of a Grade 2 Listed Building and within the heart of the Feckenham Conservation Area. The principle of adding this extension to a small building of historical character is considered to be

acceptable in principle, subject to its impact on the historic environment around it, and its detailed design and materials.

Design and layout

As noted when considering the listed building above, it is considered that the design, scale, size and materials of the proposal would be sympathetic to the dwelling and its surroundings, such that it complies with the relevant policy criteria.

Due to its location and orientation, it is considered that this development would cause no harm to the residential amenity of the neighbouring properties, and as such is acceptable.

Conclusion

The proposal has been designed sympathetically in relation to the existing property and its location and complies with Policies B(BE).13, B(BE).14 of the Borough of Redditch Local Plan No 3 as well as others.

Recommendations

That having regard to the development plan and to all other material considerations,

- 1) Listed Building Consent be GRANTED subject to the conditions as summarised below: and**
- 2) Planning Permission be GRANTED also subject to conditions as summarised below:**
 1. Development to commence within 3 years
 2. As per plans.