

**PLANNING
COMMITTEE**

25th May 2010

PLANNING APPLICATION 2010/064FUL

GROUND FLOOR EXTENSION TO REAR OF PROPERTY

CALLOW HILL FARMHOUSE, CALLOW HILL LANE, CALLOW HILL

APPLICANT: MR GRAHAM NICHOLLS AND MRS LEIGH CARNES

EXPIRY DATE: 27 MAY 2010

WARD: CRABBS CROSS WARD

The author of this report is Sharron Williams, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: sharron.williams@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site description

The farmhouse forms part of a complex of farm buildings (that have been converted to residential use). Whilst the farmhouse is not listed, two of the surrounding buildings (that would have formed part of the original curtilage) are listed buildings. The property has a detached garage and ample rear garden area.

The farmhouse is a double fronted property and has a render finish with a tiled roof and two small dormers. A small leanto extension exists at the rear and it is proposed that the proposed extension would protrude from the rear wall of the existing lean to extension.

Proposal description

The proposal is for a ground floor rear extension that would be used as a sun room. The extension measures approximately 3.9 m x 4.2 m and would comprise of an oak frame with double glazed full length windows and double doors. The pitched roof would be finished in plain tiles to match the existing property and include a roof light. Overall height of the proposal would be approximately 4.6 metres from ground level. Access to the extension would be via the kitchen and hallway.

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

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National planning policy

PPS1 (& accompanying documents) Delivering sustainable development

PPS5 Planning for the Historic Environment

Regional Spatial Strategy

QE1 Conserving and enhancing the 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

Supplementary Planning Guidance / Supplementary Planning Documents

Encouraging Good Design

Relevant site planning history

None

Public Consultation responses

No comments submitted.

Consultee responses

Conservation Advisor

No comments submitted.

Archaeology Officer

No comments submitted.

Procedural matters

Application to be considered at Committee given the applicant is related to an employee of Redditch Borough Council.

A listed building consent (LBC) application is also required for the proposal given that the farmhouse formed part of the curtilage of the buildings that are listed, however this is yet to be received.

Assessment of proposal

The key issues for consideration in this case are:

Principle

The extension is proposed to be at the rear of the property and is considered to be in scale and proportion with the property. The proposal would be located at the rear and as such would be out of view of the two listed buildings that are at the front of the property (The Granary and The Steadings). Therefore, the proposal would not affect the setting or character of the listed buildings.

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Design and layout

The design of the extension and proposed use of materials would be sympathetic and relate well to the character of the property, and as such the proposal would be in keeping with the property and surrounding barn buildings that have been converted.

Landscaping and trees

No trees or existing hedge planting would be affected by the proposal.

Highways and access

The proposal would not affect the existing highway and access arrangements.

Other issues

Due to the relationship of the property with two listed buildings, a listed building application would be required, and is anticipated to be submitted shortly. Given that the proposal under the listed building application would be the same as that being considered under this application reference, Officers would seek delegated powers to approve the listed building application when it is submitted in accordance with the decision made on this application.

Conclusion

The proposal is of a sympathetic design using materials that would complement the farmhouse building, and would be in scale and proportion with the property. The proposal would not have a detrimental impact on the neighbouring listed buildings and as such would not affect their setting. For these reasons the proposal is considered to be compliant with policy, unlikely to cause harm and therefore acceptable.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions as summarised below, and that authority be delegated to the Head of Planning and Regeneration to GRANT listed building consent for the same proposal when the application is submitted (subject to the expiry of the consultation period):-

- 1 Development to commence within 3 years.
- 2 Roof tiles to match existing.
- 3 Approved plans defined.

Informative

- 1 The applicant is advised that a listed building application is required for the proposal.