

**PLANNING
COMMITTEE**

18th July 2012

PLANNING APPLICATION 2012/145/EXT

**EXTENSION OF TIME APPLICATION FOR 2009/105/FUL AND
2009/071/LBC - PROPOSED DEMOLITION OF DERELICT OUTBUILDING
ADJACENT TO LISTED BUILDING AND REPLACE WITH DOUBLE
GARAGE**

ASTWOOD FARM HOUSE, ASTWOOD LANE, ASTWOOD BANK

**APPLICANT: MR J LAVERY
EXPIRY DATE: 26TH JULY 2012**

WARD: ASTWOOD BANK & FECKENHAM

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(See additional papers for Site Plan)

Site Description

The site is a derelict outbuilding which is located within the curtilage of a Grade II Listed Farmhouse, which is known to have been constructed in the 17th Century. The outbuilding, subject to 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. The site is located within the designated Green Belt as identified on the Borough of Redditch Local Plan No.3 proposals map.

Proposal Description

This extension of time application relates to permissions 2009/105/FUL and 2009/071/LBC. Permission was granted most recently under application 2009/105/FUL on 20th July 2009.

Under the above applications, the proposals were stated as follows:
Demolition of existing outbuilding and to replace 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 proposal would be 8.5 metres in length, 6 metres in depth with a height of 5.5 metres, to be built with a lightly rusticated multi-red brick with a natural lime mortar, hand made plain clay tiles, cast iron rainwater goods and all external joinery to be painted soft wood. The extension of time application submitted here would grant approval for works identical to those described above.

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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.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

Regional Spatial Strategy and Worcestershire County Structure Plan

Whilst the RSS and WCSP still exist and form part of the Development Plan for Redditch, they do not contain any policies that are directly related to or relevant to this application proposal. Therefore, in light of recent indications at national level that Regional Spatial Strategies and Structure Plans are likely to be abolished in the near future, it is not considered necessary to provide any detail at this point in relation to the RSS, or the WCSP.

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good design

B(BE).14 Alterations and Extensions

B(BA).1 Extent of and control of development in the Green Belt

Supplementary Planning Guidance - Encouraging Good Design

Relevant Site Planning History

2009/071/LBC	Demolish outbuilding and replace with double garage	Approved	16.06.2009
2010/105/FUL	Demolish outbuilding and replace with double garage	Approved	20.07.2009

Public Consultation Responses

One letter received in objection to the proposals. Comments are summarised as follows:

- Access to the building is dangerous requiring vehicles approaching the garage to either reverse in or out through a narrow shared gateway

Other issues raised are civil matters and not material considerations in the determination of this application

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Consultation Responses

County Highway Network Control

Comments that the proposal has no effect of the highway given the remote location from the public highway and that therefore no objection is raised

Conservation Officer

No objection to proposals

Background

Due to the general economic slowdown, the previous government enacted legislation to allow an applicant (via a formal application) to be able to extend the length of time before the commencement of that development, provided that the 'original' consent (the application to be extended) in itself is extant. In this case, the 'original' consent is indeed extant but will expire on 20th July 2012. Subject to no material changes to the planning policy framework in the intervening period, the legislation allowing 'extension of time' applications would normally consider an additional three year extension of time to be reasonable.

Assessment of Proposal

In considering such applications, it is only relevant to consider what has changed since the previous approval, both in terms of the planning policy framework under which the decision should be made, and also, any significant physical changes to the site and/or its surroundings that might result in different impacts from the proposed development. In terms of policies, The National Planning Policy Framework, which was enacted on 27th March 2012, replaces the former National Guidance set out within Planning Policy Guidance / Statements which formed part of the policy framework during the 2009 applications. PPS and PPG guidance is no longer relevant under the new framework. The new NPPF does not raise any different issues in the consideration of this particular application.

Policies within the Borough of Redditch Local Plan No.3 which were considered under the earlier applications have not changed, and the same policies are used here and would be in the future (until at least March 2013) for such development proposals. No material changes to the development plan are considered to have occurred since the 2009 approval which would affect the impact of this extension of time proposal. Officers would inform members that little if any physical changes to the sites surroundings have occurred since the 2009 consents.

The plans which have been submitted under this application are identical to those plans approved under the 2009 applications. The issues which were considered to be relevant under those applications are as follows:

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Principle of demolition having regards to setting of Listed Building

The outbuilding to be demolished is located within the curtilage of a Grade II Listed Building. The 'setting' of the listed farmhouse therefore needs to be maintained and protected. 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 with a new garage which would be of benefit to the occupiers of the farmhouse.

Design and appearance of garage

The design, layout and appearance of the double garage is acceptable in its proposed form further to detailed advice having been obtained from the Council's Conservation Advisor on these matters. The building is considered to be of a size and sited in such a location such that it would be sympathetic to the setting of the listed building and would not be harmful to its appearance and historic interest.

Other matters

The objections raised by the occupier of a nearby property are largely civil matters which cannot be considered in the determination of the application. There are no highway safety implications associated with the proposed development as confirmed by County Highway Network Control. Officers are satisfied that the proposals would not have a detrimental impact upon neighbour amenity.

Conclusion

The planning policy framework under which this application should be determined has changed in the intervening period but not materially in terms of considering an application of this nature. The site itself and its surroundings have not changed such that the context of the site should be considered differently. It is therefore deemed that the proposed development would accord with policy criteria and would not result in harm to amenity, the setting of the nearby listed building or safety. Officers consider it reasonable to allow an extension of time to implement this consent for a further three years, subject to the inclusion of conditions as summarised below.

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Recommendation

That having regard to the development plan and to all other material considerations, planning permission to allow an extension of time for a further three years to implement the consent be GRANTED subject to conditions and informatives as summarised below:

- 1) Development to commence within 3 years
- 2) Materials to be used on walls and roof to be agreed
- 3) As per plans submitted

Informative

- 1) Reason for approval

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 applicant is related to a former employee of Redditch Borough Council.