

WOODSHUTTS FARM, SECOND AVENUE, KIDSGROVE
MR J WOOD

15/00947/FUL and 15/00948/LBC

The applications are for full planning permission and Listed Building Consent for an extension and internal alterations (part retention) at Woodshutts Farm Second Avenue, Kidsgrove.

The application site lies within the urban area of Kidsgrove, as indicated by the Local Development Framework Proposals Map. The property is a Grade II Listed Building.

The application is brought to planning committee as the applicant is related to a Borough Councillor.

The 8 week period for the determination of these applications expires on the 9th February 2016.

RECOMMENDATION

With respect to 15/00947/FUL Permit, subject to conditions relating to the following: -

- 1. Approved plans**
- 2. Standard time limit**

With respect to 15/00948/LBC Permit, subject to conditions relating to the following: -

- 1. Approved plans**
- 2. Standard time limit**
- 3. Prior approval of samples of facing and roofing materials**
- 4. Prior approval of details of proposed joinery**
- 5. Prior approval of full details of the proposed timber and glass link, including the finish and the timber profiling**
- 6. Prior approval of the finish of the timber frame internally**

Reason for Recommendation

The proposed extensions and alterations to the building would have no adverse impact upon the appearance of the Grade II listed building. The proposal therefore accords with policy B6 and H18 of the Newcastle under Lyme Local Plan 2011 and the overarching aims and objectives of the NPPF.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

This is considered to be a sustainable form of development and complies with the provisions of the National Planning Policy Framework.

Key Issues.

The applications are for full planning permission and listed building consent for an extension and internal alterations (part retention) at Woodshutts Farm, Second Avenue, Kidsgrove.

Consent was granted for the extension and internal alterations in 2012, however the planning permission and listed building consent which were granted will expire at the beginning of February 2016, and as development has not commenced, a fresh application has been submitted.

The building was subject to an arson attack on 17th October 2015, which has left the timber framing, along with some of the external walls and chimney stacks in a fragile and poor condition, and which will require extensive re building before the digging of foundations for an extension.

The building is a cruck framed range (early 16th Century) with a later timber box frame wing to the rear (17th Century). It is Grade II Listed.

The extension would project from the north facing elevation of the dwelling, and would comprise of a contemporary light weight timber and glass link which will incorporate a new staircase. The timber and glazed link would lead on to a brick built extension. The extension would form a bedroom and bathrooms at first floor level, and a utility room, bathroom and sitting/ living room at ground floor. The main building would remain intact with no changes proposed in the main historic building, either internally or externally, except making good the timber frame and replacing windows.

Materials used in the new extension will consist of reclaimed Staffordshire blue clay tiles to match the existing roof and clay brickwork, type to be selected. New joinery will be stained softwood.

The main issues to be considered with this proposal are:

- Would the design of the proposed development be acceptable and would the proposal have an acceptable impact on the character and significance of the Listed Building?
- Does the proposal have an adverse impact on residential amenity?

Design of the proposal and the impact upon the character and significance of the Listed Building

The NPPF states that the Government attaches great importance to the design of the built environment, and that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

The NPPF states that local authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

Policy H18 of the Local Plan is concerned with the design of residential extensions and advises that the form, size and location of the extension should be subordinate in design to the original dwelling to be extended and the extension should not detract materially from the character of the original dwelling or from the integrity of the original design of the group of dwellings that form the street scene or setting.

Saved Policy B6 of the Local Plan concerns proposals to extend or make alterations to listed buildings, and states that the Council will resist alterations or additions to a listed building that would adversely affect the character or its architectural or historic features.

As previously concluded, the proposed extension would relate well to the existing building. The extension for bathrooms and utility provision allows the main building to remain unaltered and provide modern facilities expected in a building of this size but which do not impact on the historic fabric and significance of this Grade II Listed Building.

The extension comprises a contemporary lighter weight link which will incorporate a new staircase and house all of the new practical services, bathrooms and utilities. It is considered that this permission will reveal more of the buildings construction, by removing the outer newer brick skin.

The extension would form a new "wing" to the dwelling, which is considered an appropriate design. The extension would extend from the north facing elevation of the dwelling, and it would be subordinate to the main dwelling in terms of its overall size and form. The eaves height and the ridge height of the extension would match that of the existing dwelling, which is considered acceptable given its individual character and appearance and it being in a farm setting away from other dwellings.

The dwelling is accessed via a farm track, and is set behind the dwellings that front Second Avenue. It is therefore not visible in views from the street scene, and the extensions would have no impact upon the character and appearance of the street scene.

It is considered that the final details of the joinery can be conditioned, as all of the windows require replacement, and the windows on the main property will set a precedent for the remaining windows of the property.

The facing and roofing materials should be conditioned for prior approval, which will require the submission and approval of samples. Prior approval will also be required for details of the timber and glass link, as in the finish and timber profiling. Finally, details will be required of the finish of the timber frame internally.

Overall, the proposed extension and alterations to the listed dwelling are considered appropriate in their scale and design and would not adversely impact upon the listed building's character or appearance. The development therefore accords with the policies H18 and B6 of the Newcastle under Lyme Local Plan as well as policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy and the aims and objectives of the National Planning Policy Framework 2012.

Residential Amenity

The Council's Supplementary Planning Guidance "Space Around Dwellings" sets out the required amenity standards for all new development. The proposal has been assessed against this SPG, and would comply with its requirements as it would not result in any material loss of light or privacy. Further, the dwelling would have an acceptable sized garden area remaining should the extension be permitted.

Overall the proposed extension is considered acceptable and in compliance with the Space Around Dwellings Supplementary Planning Guidance.

Other matters

A footpath runs alongside the boundary of the application site. The footpath – identified as Kidsgrove (Hardingswood) 16 – follows a route along the access track to the application site, and then around the edge of the southern and western boundaries of the site. The extension would be located approximately 27 metres from the nearest part of the footpath, and it is therefore considered that the proposal would have no adverse impact upon this public right of way.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

Policy SP1: Spatial Principles of Targeted Regeneration
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP2: Historic Environment
Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy T16: Development: General Parking Requirements
Policy B5: Control of Development affecting the setting of a listed building
Policy B6: Extension or alteration of listed buildings

Other Material Considerations include:

National Planning Policy Framework (NPPF) (2012)
Planning Practice Guidance (2014)

Supplementary Planning Guidance/Documents

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010)
Space around Dwellings Supplementary Planning Guidance (2004)

Relevant Planning History

12/00814/FUL	Permitted	Extensions and internal alterations
12/00816/LBC	Permitted	Extensions and internal alterations
09/00464/LBC	Permitted	Demolition of two storey north corner section of existing dwelling

Views of Consultees

Kidsgrove Town Council – No comments received at the time of writing the report. Any comments received will be reported to the Committee.

Conservation Officer – No objections. Despite the fire at the property, which is a separate issue to deal with in terms of repairs to the rafters and purlins of the gable end, this application is for renewal of an existing permission which is due to expire next month.

The proposal is the still right approach for this building which will sensitively extend the building off the rear outrigger, making this box framed element revealed and protected with the glazed link of the extension.

Recommends inclusion of the planning conditions included on the 2012 permission.

Conservation Advisory Working Party – No objections and fully support the application

Representations

None received

Applicant's/Agent's submission

A Design, Access and Heritage Statement has been submitted with the application, along with the requisite planning application form and plans and a statement of works. These documents are available for inspection at the Guildhall and under the application reference number 15/00947/FUL AND 15/00948/LBC on the website page that can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

12th January 2016