



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 28th October 2010

Subject: APPLICATION 10/03171/FU and 10/03172/CA. Demolition of existing bungalow and replacement with 5 bedroom detached bungalow. The Bungalow, Main Street, Linton, Wetherby, LS22 4HT

APPLICANT	DATE VALID	TARGET DATE
Stroud & Swindon Building Society – C Thompson	12/07/10	06/09/10

Electoral Wards Affected: Harewood

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity
Community Cohesion
Narrowing the Gap

**RECOMMENDATION:
GRANT PERMISSION subject to the following conditions:**

Conditions 10/03171/FU

1. Standard time limit.
2. Approval of materials for walls and roof.
3. Use of timber for windows and doors.
4. Details of existing and finished floor levels.
5. Details of landscaping, including hard landscaping areas.
6. Implementation of landscaping.
7. Replacement of landscaping if necessary.
8. Construction management plan.
9. Unexpected contamination.

Reason for Approval – The proposed new bungalow is considered to be of appropriate design for its context and will enhance the character of the conservation area. The application is considered to comply with policies GP5, H4, T2, T24, N13, N19, BD5 of the UDP Review, as well as guidance contained within Neighbourhoods for Living, the Linton Conservation Area Appraisal, and PPS1 Sustainable Development, PPS3 Housing and

PPS5 Historic Environment and, having regard to all other material considerations, is considered acceptable.

Conditions 10/03172/CA

1. Standard time limit
2. Contract for redevelopment.

Reason for Approval – The proposed demolition will remove a building which is considered to be of neutral impact within the conservation area. A proposal for its replacement has been put forward and it considered acceptable. The application is considered to comply with policies GP5, N18a, N18b, BC8 of the UDP Review as well as to guidance contained within the Linton Conservation Area Appraisal and PPS5 Historic Environment, and having regard to all other material considerations, is considered acceptable.

1. INTRODUCTION:

- 1.1. Two applications are under consideration here; one is for conservation area consent for demolition of an existing building, and one for a replacement 5 bedroom dwelling with integral double garage. The applications are brought to Panel at the request of Ward Councillor Rachael Procter who raises concerns regarding the impact of the proposed new build on the character and appearance of the conservation area, and of the loss of the existing “historic” cobblers building. Cllr Procter also requests that a site visit is carried out.
- 1.2. Both applications are outside of their expected determination period and an appeal against non-determination could be lodged.

2. PROPOSAL:

- 2.1. The Conservation Area Consent seeks approval for demolition of the existing building on site. The Full application seeks to erect a 5 bedroom detached dwelling in its place. The new building is single storey with rooms in the roof space, and sits over the location of the existing with an extension to the western side for the garage, and to the rear elevation. The ridge in the main is 5.7m high, with the eaves at 2.6m. Due to the level change in the site the gable over the garage end will sit at 6.7m as this area will be dug into the slope. The existing has eaves at 2.6m, and the main ridge at 3.6m.
- 2.2. The house is essentially rectangular in shape with gable extensions, two at the front, including a main one incorporating the garage with master bedroom over, and a smaller one incorporating the main entrance. Three gables come out at the rear. The overall footprint at ground floor is 150sq m and 130 sq m at first floor level compared with the original at 120 sq m.
- 2.3. The proposed dwelling will utilise the existing access point and will provide similar parking arrangements.

3. SITE AND SURROUNDINGS:

- 3.1. The existing building is a dormer bungalow and whilst the main part is an old building, it has been extended more recently somewhat unsympathetically. The property sits towards the front of the site and is accessed via a drive at the western end of the frontage. The frontage is elevated from the main road itself (by several metres) resulting in grass verge and stone retaining walls.
- 3.2. The main part of the building is white render on a stone plinth with a stone faced pitched roof porch and two small bay windows. The roof is in red pantiles. To the western end is a gable extension done in stone with a secondary door to the side. There is a visible gap through into the back garden which rises up to a tree lined rear boundary. There is an existing stone retaining wall to this side garden.

- 3.3. The site is located centrally within the village on the main road through. Buildings opposite are historic in nature and set to the back of the roadway, on the application site of the road however buildings tend to be larger detached properties set within larger grounds.
- 3.4. To the west side of the site is a two storey house built of stone with a red brick gable side elevation, and with a single storey lean to on the side closest to the application site. This property features larger windows with heads and cills, and tall chimneys.
- 3.5. On the opposite side of the road are stone terraced, 2 storey houses with stone heads and cills to windows and stone chimneys. There is now a mix of window styles on these properties. End gable elevations are quite prominent due to the road curvature and there are also gable protrusions on both the front and rear elevations. Some of these properties are set down from the road due to the change in levels.
- 3.6. The character of Linton is eclectic with a variety of styles, although a predominance of rural, farm vernacular.

4. RELEVANT PLANNING HISTORY:

- 4.1. 09/01815/FU & 09/01814/CA – Demolition of bungalow and erection of 4 bedroom detached dwelling with integral double garage. Appeals against non determination (references N4720/A/09/2110623 & N4720/E/09/2110620) were dismissed on 03/12/09.
- 4.2. This proposal was for a part single, part 3 storey house with a mix of steeply pitched roofs and flat roofs and large balcony windows at high level on the front gable. The property would sit further into the rear garden area than the existing.
- 4.3. The Inspector considered that the main issue was the effect of the proposed development on the character and appearance of the conservation area. The limited height of parts of the proposal allowed for some visual permeability to the gardens behind, helping to reduce the visual impact within the streetscene. However the reduction in bulk was achieved by introduction of a large flat roofed structure which would contrast markedly with the steeply pitched roofs of the rest of the building. There was no visual integration between these elements and the flat roof would be very prominent in the streetscene. The proposal was therefore considered to be harmful to the conservation area.
- 4.4. The Inspector did not consider that the existing building made any particular positive contribution to the conservation area and at best had a neutral role. However as the plans for redevelopment were not acceptable then the appeal for conservation area consent was dismissed.
- 4.5. No other issues raised e.g. effect on privacy or on the highway were considered to be decisive factors and the appeals were dismissed on the grounds given above.
- 4.6. 07/07530/FU & 07/07531/CA – Demolition of bungalow and erection of 4 bedroom detached dwelling. Refused 07/08/09. Appeals dismissed 23/03/09 due to impact of proposed building on conservation area.
- 4.7. 31/92/94/FU – Single storey side extension. Approved 14/09/94.
- 4.8. H31/42/89/ - Conservation area application to demolish bungalow and erect 5 bedroom detached house. Approved 02/05/89.

5. HISTORY OF NEGOTIATIONS

- 5.1. The applicant has provided additional information regarding the access point.

6. PUBLIC/LOCAL RESPONSE:

- 6.1 A site notice of development affecting the character of a conservation area was posted on 21/07/10 and neighbour notification letters were sent out on 13/07/10. Publicity expired on 13/08/10.

Ward Councillor Comment

- 6.2 Councillor Rachael Procter has concerns regarding the more modern elements of design and the impact this will have on the character of the conservation area. She also raises concern about loss of the cobblers building.
- 6.3 Councillor Castle objects to both applications and would also like to see retention of the original cobblers premises as it is associated with the heritage of the village. The design of the replacement is also not considered to be of sufficiently high quality for its position on Main Street.

Parish Council

- 6.4 Following a Parish Council meeting it was agreed that separate, specific comments regarding an objection against the proposed development would not be submitted. However it recognised that some neighbours and other residents would object and submit reasons seeking to request that the proposed development be refused planning permission. The Parish Council expresses its support for such objections, recognising the development is within the conservation area.

Other Bodies

- 6.5 The Council for the Protection of Rural England object to the proposed new house as it does not have features which reflect surrounding house design. The design is also considered to lack imagination and has too much of a modern feel.

Public Representation.

- 6.6 6 letters of objection have been received which raise the following concerns.
- Object to the loss of the cobblers premises due to its heritage.
 - New house does not comply with the Conservation Area Appraisal.
 - New house not of sufficient architectural quality.
 - Building is too big for the plot.
 - Poor setting.
 - Access is dangerous due to angle and blind bend.
 - Construction traffic will block Main Street.
 - Location is highly prominent.
 - A smaller building incorporating the cobblers premises would be better.
- 6.7 5 letters of comment raise the following issues;
- No objection to the building but concerns over the access.
 - Can garage be moved to other end of building?
 - Proposal is satisfactory if the plans are accurate in relation to height.
 - Better than previous proposals but could still be improved upon.

7. CONSULTATIONS RESPONSES:

Statutory:

- 7.1. None required.

Non-statutory:

7.2. Highways – no objection as this is a like for like replacement and uses the existing access, although this is recognised as being tight.

8. PLANNING POLICIES:

Development Plan –

8.1. The statutory Development Plan is made up of the Unitary Development Plan Review, along with relevant Supplementary Planning Guidance/Documents. Under the UDP the site is designated as conservation area.

8.2. Unitary Development Plan (Review) (UDPR)

- GP5 – general planning considerations.
- GP11 – sustainable development.
- H4 – Main urban areas.
- N12 – Urban design principles.
- N13 – building design principles.
- N18A - N18A – there is a presumption against any demolition of a building which makes a positive contribution to the character and appearance of the Conservation Area.
- N18B – consent for demolition will not be given unless detailed plans for redevelopment of the site are approved.
- N19 - all new buildings and extensions within or adjacent conservation areas should preserve or enhance the character or appearance of the area by ensuring that:
 - i. the siting and scale of the building is in harmony with the adjoining buildings and the area as a whole;
 - ii. detailed design of the buildings, including the roofscape is such that the proportions of the parts relate to each other and to adjoining buildings;
 - iii. the materials used are appropriate to the area and sympathetic to adjoining buildings, Where a local materials policy exists this should be complied with;
 - iv. careful attention is given to the design and quality of boundary and landscape treatment.
- BD5 – general amenity concerns.
- BC7 – use of local materials.

Relevant supplementary guidance –

8.3. Linton Conservation Area Appraisal and Management Plan (adopted February 2010). – The building is not identified as a positive building in the Conservation area. The village has a distinct rural feel with a variation of building types and lots of converted farm buildings, especially on Main Street. Buildings should be no taller than 2 storey's high and 2 – 3 bays wide. There should be no single dominating structure.

Government Planning Policy Guidance/Statements

8.4. PPS1 – Sustainable development and climate change. Paragraph 38 advised that Local Planning Authorities should not seek to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is

however proper to seek to promote or reinforce local distinctiveness particularly where supported by clear plan policies or Supplementary Planning Document on design.

- 8.5. PPS3 – Housing. Paragraph 13 advises that design which is inappropriate in its context or which fails to take the opportunity available for improving the character and quality of an area and the way it functions, should not be accepted. Both PPS1 and PPS3 advise that design goes beyond the mere appearance and layout and encompasses issues of accessibility, sustainability, community cohesion and placemaking.
- 8.6. PPS5 – Historic Environment. HE9.5 - Not all elements of a Conservation Area will necessarily contribute to its significance. When considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the Conservation Area, including, where appropriate, through development of that element. This should be seen as part of the process of place-shaping.

9. MAIN ISSUES

- Principle of development.
- Impact of demolition on conservation area.
- Impact of proposed new build on conservation area.
- Impact on residential amenity.
- Impact on highway safety.

10. APPRAISAL

Principle of Development

- 10.1. The development would represent a replacement home, lying largely within the existing built footprint. The proposal results in the loss of approximately 10 sq m of garden land over the existing layout. This is considered to be a minimal incursion into the garden area and as such no objection is raised to the principle of the development.
- 10.2. Although the village is not classed as being part of the main urban area, it is close to local facilities in Collingham and Wetherby, and given the fact that it does not increase the housing stock in the area then the principle of residential development at this site is acceptable and would comply with policy H4 and guidance in PPS1 and PPS3.

Impact of Demolition on Conservation Area

- 10.3. A number of objections have been raised to the loss of the cobblers premises at the site. This is the original part of the building which has been extended over time, and appears on maps dating back to 1800's. The building has however not been identified as a positive building in the Conservation Area appraisal, and the extensions that have taken place have further detracted from the original building. The building itself was assessed to have a neutral impact on the Conservation Area by the last Inspector at appeal and no concern was raised to its loss only to the redevelopment. Furthermore permission has previously been granted for its demolition through application reference H31/92/94/89/ although this was not implemented and will have expired long ago.
- 10.4. Comment has been made about a development incorporating the original building being acceptable however no such application has been made and this is not before us for consideration.
- 10.5. No objection has been raised to the demolition by the Council's Conservation Officers. The loss of the building is not judged to be detrimental to the conservation area's

character or appearance and subject to a suitable redevelopment being tied in then it is considered that consent should be granted. Subject to the above the proposal would comply with policies N18A and N18B and with guidance in PPS5.

Impact of the New Dwelling on the Character and Appearance of the Conservation Area

- 10.6. The proposed new building has sought to take account of previous Inspectors comments about what is acceptable for this site. Whilst previous proposals have tried to minimise impact by eating back into the site, this one reflects more the footprint of the original, although it does extend it to the side. There is a small rearward extension but on the whole it retains a much better balance of house and garden space, whilst respecting the original building line.
- 10.7. The proposed building is to be 1.5 storeys utilising the roof space for the first floor bedrooms. This respects the requirement of the Conservation Area Appraisal and also the heights of the original building and neighbouring property. Additional space is gained by incorporating gable extensions to both front and rear and this helps to break up the massing of the building, and provides an appearance of growth over time that reflects many buildings around.
- 10.8. The building elevations uses small, square windows with heads and cills which is quite typical of local vernacular, and the use of tall chimneys helps to add further local characteristics. The appearance relies on simple, clean building lines, and features a recessed porch. This is unusual; however individuality is a key character of this conservation area. The large garage door incorporates an arched head which provides a feature not untypical of a converted farm building. These elements of appearance are considered to result in a simple, rural appearance that responds positively to the character of buildings around.
- 10.9. The building is proposed to be in local limestone, laid to random courses, with a blue slate roof and timber windows and doors. These materials are all considered acceptable for this area. A design officer has assessed the scheme and has no objections to the proposal.
- 10.10. The slope of the land will make any building on this site relatively prominent and this is added to by the increased width of the new building, however the height is being kept down and the rear vegetation will be visible due to the slope of the land at the rear. The frontage area is not being changed much from the existing layout with the existing access being retained.
- 10.11. A number of comments have been made that the design is not of a high enough quality. There is a slight lack of coherence in the area given the disparity in styles between one side of the road and the other, and many of the original buildings feature small architectural details that many would consider as “quirks”. It would therefore be difficult to produce something of a similar style without ending up with a poor replica. By remaining simple this building does not seek to compete with these more historical buildings, however it picks up on elemental characteristics that many of the other properties share. The quality of the finish will in large part depend on the use of quality materials for walls, roof, windows and doors and a condition is suggested to ensure that appropriate materials are used.
- 10.12. Overall it is considered that this proposed building is of an acceptable character for this conservation area as it picks up on local characteristics whilst providing its own individuality. The simplicity of the frontage will help it to blend in over time and means that it will appear unpretentious. The building is considered to provide an enhancement to the area, unlike the existing building which has only a neutral impact. The proposal therefore complies with policies N13, N18A, N18B, BC7, and with guidance in the Conservation Area Appraisal, and PPS5.

Impact on Residential Amenity

- 10.13. The building will sit on a similar footprint to the existing property, so concerns regarding overlooking to front and rear do not arise. The western elevation comes much closer to the boundary with the neighbouring bungalow. There is still an ample gap left between the two buildings, and the bedroom window on the front elevation is unlikely to result in overlooking due to the angling of the two buildings. On the rear elevation is a bathroom window which can be obscure glazed to prevent any overlooking.
- 10.14. There is a chance that the closer proximity of the building to the boundary could result in dominance and overshadowing, however the limited height of the building, effectively appearing single storey with roof, to the side, coupled with a drop in levels onto the site, helps to reduce this impact, and the east/west orientation of the building will help to minimise overshadowing impact.
- 10.15. The proposed new building is therefore not considered to result in detriment to residential amenity for intended residents or those neighbouring, and the proposal therefore complies with GP5 and BD5.

Impact on Highway Safety

- 10.16. A number of concerns have been made by residents regarding the safety of the access point. It is acknowledged that the access point is limited in its visibility due to its location, angle and slope. However this is an existing access point and the level of use of this access is not being increased. Highways officers have accepted that a like for like replacement is acceptable. The applicant has looked at locating the access on the other side of the frontage; however the slope of the land at this end is not suitable and would require additional works which could be detrimental to the appearance of the area.
- 10.17. Concern is also raised regarding the impact of construction traffic given the limited width of Main Street and the accepted issues of parking and visibility that exist in the village in general. This however is not a material planning concern that could require refusal of an application; it is though recommended that a condition be put on any permission that requires a plan for how construction traffic will be managed.

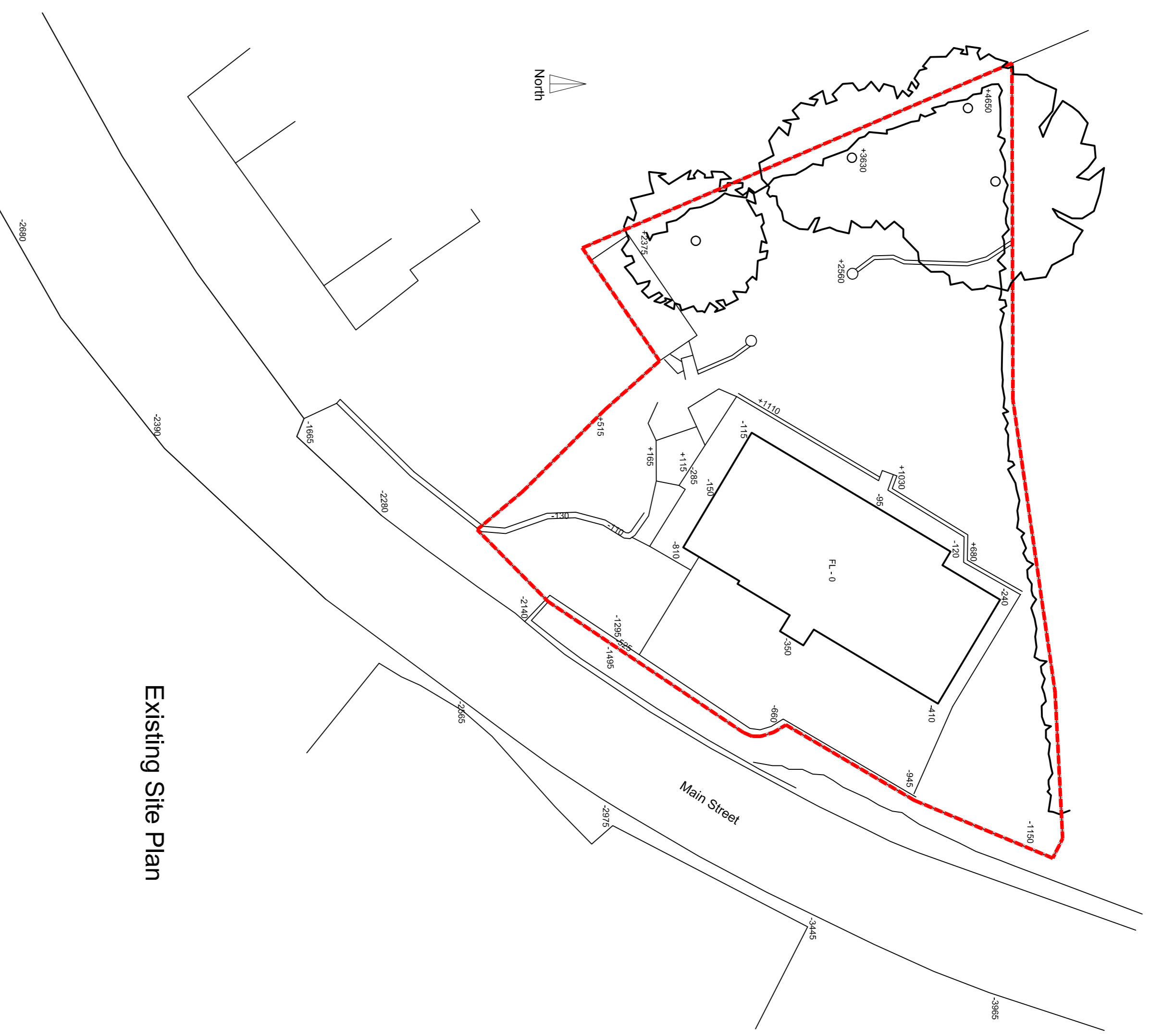
11. CONCLUSION

- 11.1 The proposed redevelopment is considered to preserve and enhance the character and appearance of the conservation area, and will not result in any harm to amenity or highway safety. The redevelopment is considered to comply with relevant policy and guidance. The demolition of the existing building is also not considered to result in harm to the conservation area and subject to a contract tying in redevelopment of the site then the scheme is recommended to Members for approval.

12. Background Papers:

Application and history files. – see history above.

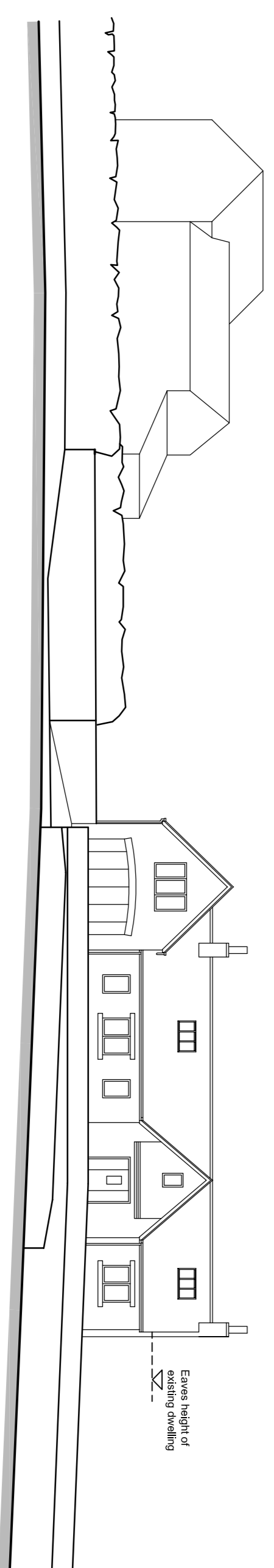
Certificate of Ownership: signed as applicant.



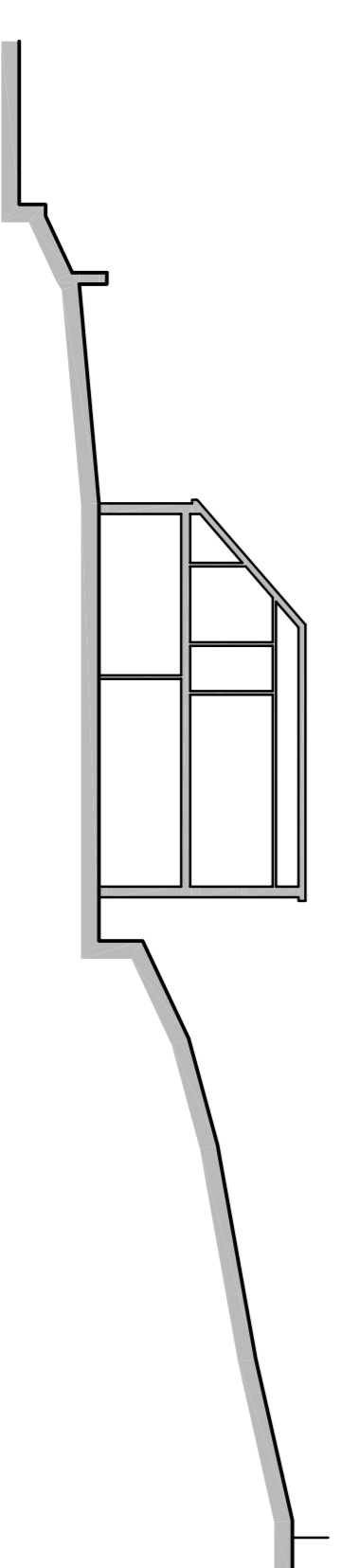
Existing Site Plan



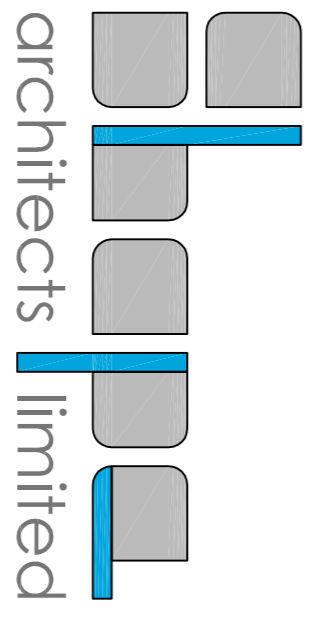
Proposed Site Plan



Proposed Indicative Street Scene



Proposed Section A-A



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PROJECT
The Bungalow, Main Street
Linton, Wetherby

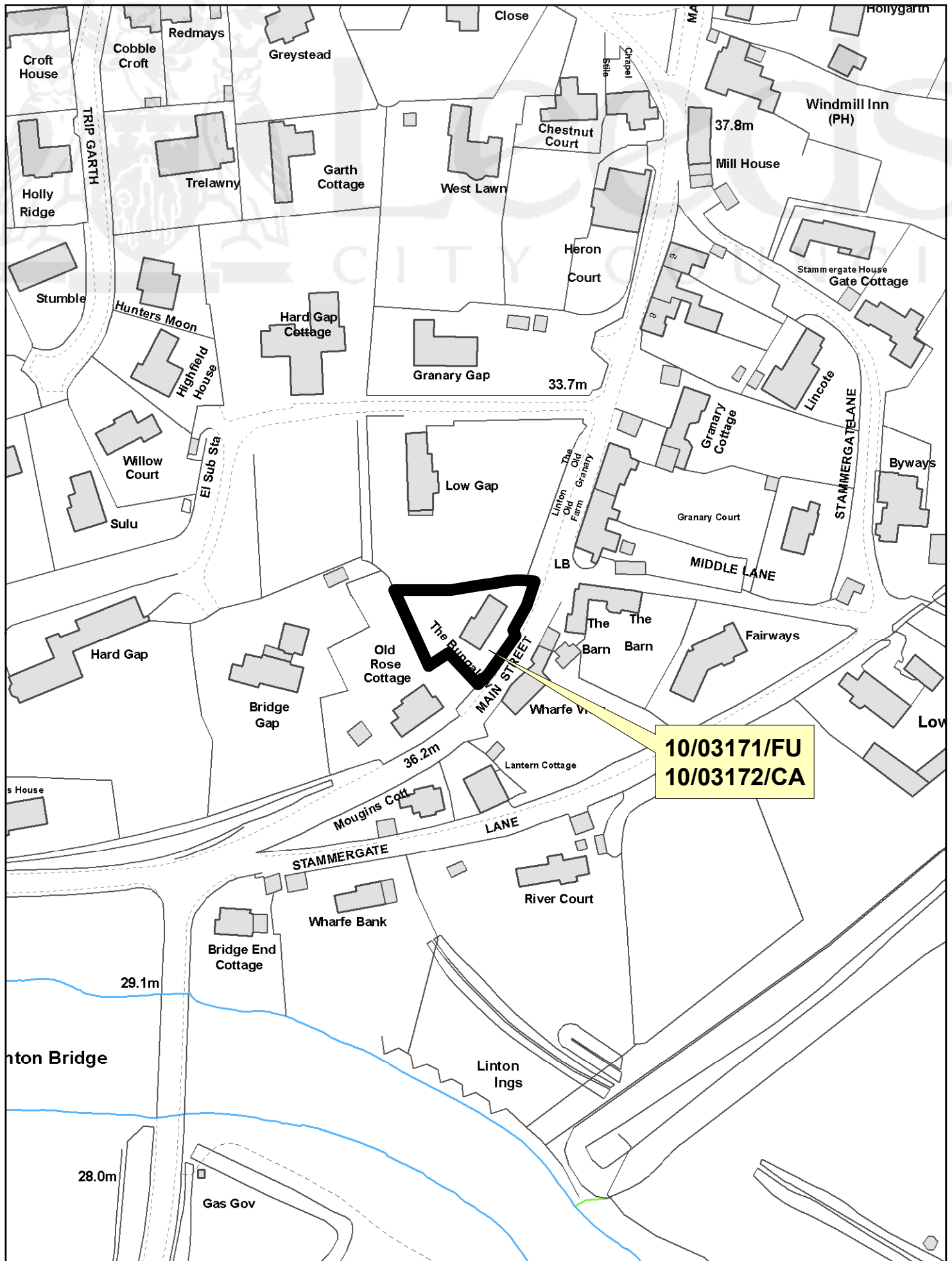
DRAWING TITLE
Existing Site Layout, Proposed
Site Layout, Section & Street Scene

DRAWING STATUS
Planning

DATE
09/04/2010

DRAWN
MB SCALE
1:200 @ A1

PROJECT NO
112-001 DRAWING NO
D002 REVISION
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EAST PLANS PANEL

