

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	16 August 2022
Site Location:	Astmans Farm Lassington Lane Highnam
Application No:	22/00470/FUL
Ward:	Highnam With Haw Bridge
Parish:	Highnam
Proposal:	Demolition of existing porch and erection of conservatory to front elevation.
Report by:	Joe Gibbons
Appendices:	Site location plan Proposed Block Plan Proposed Block Plan (including trees) Existing Front and Rear Elevations Existing Floor Plan and Left Elevation Proposed Front and Rear Elevation Proposed Floor Plan and Left Elevation
Recommendation:	Permit
Reason for referral to Committee:	The applicant is a Borough Councillor and a Member of the Planning Committee.

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This application relates to Astmans Farm, Lassington Lane, Highnam. The property is a detached brick farmhouse, potentially dated 18th century or earlier which has been subject to a number of unsympathetic alterations.
- 1.2 The application seeks planning permission for the demolition of existing porch and erection of conservatory to front elevation.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
13/00248/FUL	Proposed quadruple garage with residential store/gym over.	REF	21.08.2013
14/00561/FUL	Erection of a Quadruple garage with Gym/ Hobbies room over in association with the residential farm house - revised scheme	PER	17.09.2014
21/00953/FUL	Retrospective application for a new roof between two cattle barns and cladding of one of the barns.	PER	11.10.2021

3.0 RELEVANT POLICY

The following planning guidance and policies are relevant to the consideration of this application:

3.1 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

3.2 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

- Policy SD4 (Design Requirements)
- Policy SD8 (Historic Environment)
- Policy SD14 (Health and Environment Quality)

3.4 Tewkesbury Borough Plan 2011-2031

- Policy RES10 (Alteration and Extension of Existing Dwellings)
- HER2 (Listed Buildings)
- HER5 (Non-designated heritage assets)

3.5 Neighbourhood Plan

Highnam Neighbourhood Development Plan – 2011-2031 – Policy H2

3.6 Other relevant policies/legislation

- Human Rights Act 1998
- Article 8 (Right to Respect for Private and Family Life)
- The First Protocol - Article 1 (Protection of Property)

4.0 CONSULTATIONS

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 4.1** Highnam Parish Council – No objection
- 4.2** Building Control - No comment.
- 4.3** Conservation Officer – No objection.

5.0 PUBLICITY AND REPRESENTATIONS

Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 5.1** The application has been publicised through the posting of a site notice and published in The Citizen for a period of 21 days and via neighbour notification letters for a period of 28 days. No letters of representation have been received.

6.0 POLICY CONTEXT

- 6.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 6.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), Tewkesbury Borough Plan 2011-2031, and a number of 'made' Neighbourhood Development Plans.
- 6.3** The relevant policies are set out in the appropriate sections of this report.
- 6.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code

7.0 ANALYSIS

Design and Visual Amenity

- 7.1** JCS Policy SD4 of the Joint Core Strategy sets out requirements for high quality design while Policy RES10 of the TBP requires that the scale of the proposal is appropriate to the character and appearance of the existing dwelling and its surrounding area.
- 7.2** The existing property features a number of 'modern' additions which have diluted the character and quality of the building, however the existing porch to be demolished is of traditional design with a glazed timber frame, brick base and a simple clay tiled roof.
- 7.3** The proposed conservatory has a greater footprint, but the overall height of the proposed conservatory is below that of the existing porch. The application proposes a brick base, a white PVCu mainframe featuring double glazing and tinted toughened glass roof sheets
- 7.4** The proposed floor plans demonstrate the existing door opening is to be utilised on the external wall of the host dwelling, as such, there will be minimum disruption to the existing fabric of the host dwelling.
- 7.5** The proposed location of the conservatory would appear to be on what was historically considered the principal and therefore the front elevation of the dwelling. Whilst front extensions can result in unacceptable design harm to a dwelling, it is clear that the principal elevation has not been used as such for some time given the current layout of the property.
- 7.6** Due to the nature of the proposal with it being a conservatory, the development features a large amount of glazing and therefore would not represent a solid addition to the bulk of the dwelling. Furthermore, whilst the proposal is at the front of the property, due to a mature hedgerow and the number of mature trees existing within the application site, the proposed development will be screened from public viewpoints with only the top section of the conservatory roof visible from the highway.
- 7.7** Whilst there are buildings surrounding the application site, these vary from dwellings of differing design to agricultural buildings. There is, as a result, a lack of unity within the wider street scene.
- 7.8** Whilst more traditional materials, such as timber, and an alternative placement would help to further preserve the character of the host dwelling, due to the existing alterations, design of the conservatory, the screened views and the 'reversible' nature of the proposal, on balance, it is not considered that the demolition of the existing porch and erection of the proposed conservatory would result in unacceptable harm to the character and appearance of the host dwelling and would not therefore result in undue harm upon the appearance or character of the street scene.
- 7.9** Additionally, a condition can be attached to require details of the proposed brick base to be submitted to this Council prior to the implementation of the base to ensure that the brick is in keeping with the host dwelling.

- 7.10** The proposal would be of an appropriate size and design in keeping with the character and appearance of the property. Therefore, the proposal would have an acceptable impact on the character of the surrounding area and complies with the requirements of Policy RES10 of the TBP, Policy SD4 of the JCS and Policy H2 of the Highnam Neighbourhood Development Plan – 2011-2031.

Effect on the Living Conditions of Neighbouring Dwellings

- 7.11** Policy SD14 of the JCS requires that new development must cause no unacceptable harm to local amenity including the amenity of neighboring occupants. Policy RES10 of the TBP provides that extensions to existing dwellings should not have an unacceptable impact on the amenity of neighbouring properties.
- 7.12** The proposed conservatory is located on the south-eastern elevation of the host dwelling and away from neighbouring occupants.
- 7.13** The impact of the proposal upon neighbouring properties has carefully been assessed and it is considered that there would not be an undue impact upon their amenity in accordance with Policy RES10 of the TBP and Policy SD14 of the JCS.

Impact Upon Heritage Assets

- 7.14** The host dwelling is considered to be non-designated heritage asset. The proposal is also potentially within the setting of Listed Buildings (Grade II Listed Lassington Court & Yew Tree Cottage (formerly Ardferr)). As such when determining planning applications this authority has a duty under Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have regard to the desirability of preserving listed buildings and their settings. In regard to the constraints identified above, Section 16 of the NPPF, JCS Policy SD8 and Policy HER2 & HER5 of the TBP are also relevant.
- 7.15** The design of the conservatory is of a typical 'Victorian' design. Given the form detail and nature of the existing house it would not be particularly out of place to see a Victorian conservatory on such a building. As such the general design is appropriate. It is however, regrettable that the chosen material is PVCu. The nature of this material and the inevitable standard detailing such as storm proof windows and external door hinges renders it discordant and lacking in integrity and of poor design quality in relation to the historically sensitive context.
- 7.16** It is not considered that the proposal would have any impact upon the setting of Grade II Listed buildings due to distance and that the proposal is not within sight of the Listed Buildings. There would be a degree of negative impact upon the significance of host building as a heritage asset due to the modern and unsympathetic nature of the PVCu. Nevertheless, the Conservation Officer has commented that given the context of this building as an unlisted building and there being no other statutory heritage designations affected by the proposal it would not, on balance, be appropriate to object to this application

7.17 The impact of the proposal upon the non-designated heritage asset and neighbouring listed building has carefully been assessed and it is considered that there would not be an undue impact to the non-designated heritage asset or the setting of the listed building and is therefore considered to be in accordance with Section 16 of the NPPF, Policy SD8 of the JCS and Policy HER2 and HER5 of the TBP

8.0 CONCLUSION AND RECOMMENDATION

8.1 It is considered that the proposal would not be unduly harmful to the appearance of the existing dwelling, nor the surrounding area and it would not result in an unacceptable loss of residential amenity to neighbouring dwellings. The proposal would also be of an acceptable size and design and would not result in an unacceptable impact upon the heritage assets. It would therefore accord with relevant policies as outlined above. Therefore, it is recommended the application be **permitted**.

CONDITIONS:

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following documents:
 - Site Location Plan and Proposed Block Plan received by the Local Planning Authority on 13.04.2022.
 - Proposed Front & Rear Elevation (Contract No. 900-10056) and Proposed Floor Plan and Left elevation (Contract No. 900-10056) received by the Local Planning Authority on 28.06.2022.

Except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

3. The materials to be used in the construction of the external surfaces of the proposed development shall match those used in the existing dwelling.

Reason: To ensure that the proposed development is in keeping with the existing dwelling.

4. No work above floor plate level shall be carried out until samples of the brick proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that materials are in keeping with the host dwelling and to provide for high quality design.

INFORMATIVE:

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing the to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.