

Application No: W 11 / 0805 CA

Town/Parish Council: Barford

Registration Date: 23/06/11

Case Officer:

Penny Butler

Expiry Date: 18/08/11

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2 Church Street, Barford, Warwick, CV35 8EN

Demolition of the existing property at No2 Church Street, Barford
FOR Ms D Hope

This application is being presented to Committee as the related application W11/0804 is recommended for approval where the Parish Council object, and it is contrary to Local Plan Policy RAP1.

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne & Wasperton Joint Parish Council: No objection.

RELEVANT POLICIES

- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

Planning permission was granted for the change of use of a building to a garage in 1956, with extensions being approved in 1953, 1970, 1990, 1997 and 2006. Consent was given in 2008 (W08/0734) for the demolition of the garage and the construction of an access drive as part of a development involving No.1 Wellesbourne Road, along with large rear and side extensions to no.2 Church Street and a quadruple garage to the rear.

In 2011 an application (W11/0012) was withdrawn for a similar scheme to the current proposal with dwellings of different design and a slightly different parking layout.

Also related to this site is the approved conversion of no.1 Wellesbourne Road from shop and dwelling to two semi-detached properties (W09/1304), which provided three parking spaces for these two dwellings, and two for no.2 Church Street, within the current application site.

KEY ISSUES

The Site and its Location

The application site is located near the corner of Wellesbourne Road and Church Street in the centre of Barford village and Conservation Area. The application site excludes the old village shop and the low walled garden on the corner of the junction which contains a sizeable timber and metal roofed building fronting Church Street and a large protected Cedar of Lebanon tree which overhangs the highway (although this land is within the same ownership). The site includes a cottage in Church Street (no.2), which has a gated parking area at the side behind a tall boundary wall and small rear yard. The application site extends behind the house to the rear of no.1 Wellesbourne Road, the vacant shop and dwelling, and a two storey electricity sub-station. Behind the sub-station which fronts Wellesbourne Road, within the application site, are adjoining brick outhouses and a timber shed, all within a walled yard.

Outside the site to the south (to the side of no.1), a shared agricultural access to Barford House runs along the walled boundary, adjacent to which is no.3 Wellesbourne Road, an extended Victorian house. To the east of the site on Church Street is a terrace of four 1970s houses set back from the road behind a parking area, with a block of flat roof garages at the rear.

Details of the Development

This proposal is for Conservation Area consent to demolish the existing buildings on site. The concurrent application W11/0804 is for a replacement dwelling and one new dwelling, and is also on this agenda.

Assessment

The only matter for consideration under this application is the impact of the proposed demolition on the Conservation Area. The report attached to W11/0804 which is also being considered by this Committee outlines the reasons why this linked planning application is considered acceptable. Given the acceptability of the replacement buildings, it is considered that the demolition proposed would be acceptable, subject to a condition to ensure that the demolition is carried out in conjunction with the erection of the replacement buildings. It is considered that the existing buildings do not make a positive contribution to the Conservation Area, and that the erection of the replacements would result in a material improvement to the character and appearance of the Conservation Area. The Conservation Officer has no objection to the proposals and I therefore conclude that the scheme would comply with the requirements of Local Plan Policies DAP8 and DAP9.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The demolition hereby permitted shall not be undertaken before a

contract for the carrying out of works of redevelopment under W/11/0804 has been made. **REASON** : To avoid the creation of an unsightly gap within the Conservation Area, in order to satisfy the requirements of DAP8 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed demolition would not result in harm to the character or appearance of the Conservation Area and the proposal is considered to comply with the policies listed.
