

Planning Committee: 10 November 2010

Item Number:

Application No: W 10 / 0985

Registration Date: 15/09/10

Town/Parish Council: Barford

Expiry Date: 10/11/10

Case Officer: Penny Butler

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Debden Hollow, Barford Road, Barford, Warwick, CV35 8BZ

Erection of two-storey rear extension after demolition of swimming pool and sun room, and erection of detached garage to front. FOR Taylor Pressform Ltd

This application is being presented to Committee due to an objection from the Parish Council having been received.

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne & Wasperton Parish Council: The JPC objects on the following grounds-

- 1 The design and appearance of the proposed development does not fit with the character of the dwelling and the locality.
- 2 The impact of the development on the character and appearance of the countryside.

WDC Arboricultural Officer: No comments received to date.

WCC Ecology: A pre-determinative bat survey is recommended as the proposal involves the removal of several structures and significant impact to the existing roof space and therefore a bat roost may be permanently destroyed. There are bat records and good bat foraging habitat within close proximity to the site. Also recommend a nesting bird note and reptile/amphibian notes.

English Heritage: The scheme is very much as discussed on site, with the demolition of the recent conservatory, the filling in of the swimming pool and the removal of the sun room. The pool and sun room were added to the designs of Robert Harvey, but some years after the initial construction. The scheme then involves an addition which will be built on the site of the swimming pool in the form of a rendered block with a glazed wall and a link building. It is in keeping in terms of the external finish, and is tucked into one corner of the site respecting the existing architecture. The proposals also involve the repair of the main house to bring it back to its original elegance.

Provided that the scheme is the subject of suitable conditions to ensure that the repair of the existing building and the construction of the new elements are of sufficient quality then English Heritage has no objections to the proposals.

RELEVANT POLICIES

- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- PPS25 - Development and Flood Risk

PLANNING HISTORY

The dwelling was approved in 1967, and with a swimming pool approved in 1974 (not in the position built).

KEY ISSUES

The Site and its Location

The property has been recently Listed as a Grade II building. It is a Modernist style split level house designed by Robert Harvey and built in 1969. The house stands in substantial grounds, sited on the top of land rising from the River Avon which forms the rear boundary. The northern boundary of the site follows a stream leading to the river, while to the south stands Barford Hill House, a larger dwelling also in substantial grounds. The ground floor level is red brick with the first floor of concrete construction with deep eaves and prominent fascia boards, a flat roof and large picture windows taking advantage of views over the river. There is a two storey block to the north with balcony on three sides, through car port below and unsympathetic plastic conservatory added in the 1980s, while the southern side is single storey and partly below ground level, with a glazed addition on the rear overlooking a small swimming pool. The reasons given for the Grade II designation were:

- Architectural interest: It is an inspired design by the well-respected architect Robert Harvey and amongst the last and most mature of his domestic works.
- Setting: The house is carefully planned to function effectively and to take advantage of its natural setting overlooking the River Avon, water meadows and its extensive garden.
- Planning interest: The differing needs of public and private scapes within the home are also well considered.
- Intactness: It has been little altered and contains a high proportion of its original fittings.

The site is at the north-western edge of Barford village, with a road frontage to Barford Road from which it is not visible, and is within the Conservation Area. The outermost parts of the site are within a Flood Risk Zone 3 but the dwelling is within a Zone 2.

Details of the Development

Following removal of the existing conservatory, swimming pool and glazed room overlooking the pool, it is proposed to erect a two storey extension on the rear with link. The extension has been designed in a contemporary Post-Modern style, and comprises a white render clad cube with full height recessed glazing on one side overlooking the river. This would be accessed via a new mezzanine level link leading off the original entrance hall. Following removal of the summer room the former terrace would be recreated, with the existing cantilevered steps down to the former pool level retained. The ground level of the car port beneath the building would be lowered 0.3m, as would the garden level at the rear of the building, requiring two new sets of steps in the garden.

A detached three bay garage is also proposed, to be flat roofed with red brick walls and fascias to match the house. This would be located at the front of the

house behind a large clump of trees next to the existing driveway, and a stretch of drive would be created in front of the trees to create an in and out drive around the tree clump.

It is also proposed to carry out internal alterations on the first floor, which will involve the removal of the wall separating the kitchen from the dining area.

The architect describes how the aim of the extension is to provide a good sized living room and master bedroom suite. The extension has been designed as a white near-cube placed beside the existing building but linked to it, so the addition is identifiable and allows the existing building to remain almost entirely unaltered. The extension also adopts a modern style, just as the dwelling was modern in its day. Of the elements to be removed, he considers the summer room relates poorly to the original design since it obscures two fully glazed openings in the hallway and bedroom and is somewhat pointless being long and narrow. It is also not clear if this was designed by the original architect. The swimming pool is not part of the original design, is in a poor position relative to the sun and does not appear to have been used for many years. The removal of these elements returns the building to its original form.

Assessment

This application has been the subject of pre-application negotiations with English Heritage and the Conservation Officer. After significant negotiation it was agreed that the swimming pool and summer room as later additions could be sacrificed in terms of an extension to the main building. The possibility of providing accommodation over the garage had been investigated, however this proved to be too large a building in the presence of the existing building, particularly from the arrival front. The current proposal maintains the arrival front appearance intact, with the car port left open underneath the building which is an important feature of the building.

The proposed garage block sits slightly lower in the landscape and is clearly separate to the original building, whilst its simple design does not detract from the character of the Listed Building. The Conservation Officer considers it would be preferable to have a single drive leading to the garage, round the far side of the trees with a footpath to the house, so that the rising land between the clump of trees and the front of the house is maintained fairly uninterrupted. However, the existing driveway already extends to within about 9m of the garage block so the further extension to reach the new block is small.

The new extension is as discussed with English Heritage and sits over the swimming pool and the summer room which were later additions to the property. The retention of the terrace and the steps which form part of the pool is a welcome reminder of the original layout/altering for the swimming pool. The architect was asked to explore providing windows from the link into the courtyard and possibly a slit window to the side of the fireplace to create a view into the courtyard which otherwise would become a dank underused space. Due to the ground level at the side, the height of the slit window would have to be 1.2m above floor level which is awkward. Amended plans include a new window in the link looking into the courtyard. The two storey nature of the link means it cannot be any lower than proposed. The Conservation Officer raised concern regarding the amount of glazing bars on the front elevation, and commented that the render will need to be of a very crisp quality in order to maintain the simplicity of the building. These details can be required by condition.

Since the proposal is sited within the open countryside, although on the edge of Barford village, policy RAP2 can be applied which aims to prevent disproportionate extensions to dwellings. Extensions should respect the character of the original dwelling by retaining its visual dominance, retain openness of the rural area and not substantially alter the scale, design or character of the original dwelling. The policy advises that proposals to increase the original floor area by more than 40% are likely to be unacceptable. The proposal increases the original floor area by about 41%, and since the Conservation Officer and English Heritage do not raise concerns with regard to scale or character I am satisfied that the proposal complies with this policy.

The submitted tree survey proposes the removal of 10 trees on the south-western side boundary, some of which are mature and 9 of which are in a poor condition or dead with a life expectancy of 0-10 years. There is one 4m high tree in good condition which needs to be removed to allow construction of the garage, but this enables the garage to be sited closer to the boundary which protects front views of the house from the drive. I am satisfied that this is necessary and that their loss would not compromise the landscaped nature of the site. I also consider that this would not lead to the loss of significant amenity from Barford Hill House who adjoins this boundary, since they have the opportunity of supplementing planting their side of the boundary.

The dwelling is sited on land raised substantially above the River and in accordance with Environment Agency advice, all floor levels will be at least 300mm above the 1 in 100 floor level, and in fact about 3m above the predicted flood level.

The applicant's Sustainability Statement refers to the intention to install solar panels where possible but I do not consider this is necessary since the amount of extension proposed is not substantial as a proportion of the existing building. In addition I consider it would not be appropriate on this particular Listed Building due to its wide flat roofs which are one of the key defining architectural features of the building. To disrupt this simplicity would be regrettable and harmful to the original character. The proximity of mature trees to the dwelling and proposed garage on the southern boundary also substantially limit direct sunlight from this direction and opportunities for installing panels unobtrusively elsewhere on the site are also limited due to the open lawned gardens each side of the access road.

I do not consider that a pre-determinative bat survey is justified as the structures being removed are flat roofed and there is also no evidence of bats within the building.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with 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 strictly in accordance with the details shown on the approved drawing(s) (1086/4

and 1086/6 Rev.A received on 19 August 2010; 1086/5 Rev.A and 1086/8 received on 11 October 2010), and specification contained therein, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), glazed screens, eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 4 No work of any kind shall be begun on the site until the protective fence(s) around the trees identified as being retained on the approved plans, have been erected and the fencing has been confirmed in writing to be acceptable by the District Planning Authority. Within the approved fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no site huts, no fires lit and no excavation of trenches for drains, service runs or for any other reason. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.
- 5 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property is situated. In addition the development does not harm the general openness or rural character of the rural area within which the property is situated. The proposal is therefore considered to comply with the policies listed.
