

**Planning Committee:** 14 December 2005

**Item Number:** 16

**Application No:** W 05 / 1808 CA

**Registration Date:** 31/10/05

**Town/Parish Council:** Barford

**Expiry Date:** 26/12/05

**Case Officer:** Martin Haslett

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**Mallards Reach, Barford Road, Barford, Warwick, CV35 8BZ**  
demolition of house FOR Ms K Samrai

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### **SUMMARY OF REPRESENTATIONS**

**Parish Council:** objection:- 'The present building is a mellow, functional building fitting well into its surroundings. Demolition of such buildings in a conservation area is to be discouraged unless there are compelling reasons to the contrary.'

### **RELEVANT POLICIES**

- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV7 - Demolition of Non-Listed Buildings within Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)
- DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)
- DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

### **PLANNING HISTORY**

The house appears to have been built in the 1950s and was subsequently extended with the construction of a garage. There is no other significant planning history until earlier this year when applications for planning permission and conservation area consent were made for the demolition of the existing building and its replacement with a new, larger house. The applications were refused for the following reasons:

W05/1450:

*The site lies within a Conservation Area and it is considered that the development proposed would prejudice the Planning Authority's policy for the preservation and enhancement of the character and appearance of such areas by reason of the inappropriate design, articulation and scale of the replacement building compared with the existing dwelling, thereby conflicting with the objectives of Warwick District Local Plan policies (DW) ENV6 and (DW) ENV8 and emerging policy DAP10 of the first deposit version of the Local Plan (1996-2011).*

W05/1451CA:

*Policy (DW) ENV7 of the Warwick District Local Plan and emerging policy DAP11 of the first deposit version of the Local Plan (1996-2011) state that permission for the demolition of non-listed buildings which contribute to the overall character and appearance of a Conservation Area will not normally be granted. In the opinion of the District Planning Authority, this property does make such a contribution and the*

*replacement is not considered to be better than, or equal to, the quality of the existing building and, therefore, to permit its demolition would conflict with these policies.*

## **KEY ISSUES**

### **The site and its Location**

Mallard's Reach is situated immediately to the north of Ryland Road and occupies a large site, with many trees, extending from the road down to the River Avon, with its side boundary adjoining the rear gardens of houses in Ryland Road. The dwelling is set well-back from the road and is largely screened by a fence and vegetation. The building is in the form of a bungalow with dormer windows into the roof area, where there are 2 bedrooms and a bathroom.

### **Details of the Development**

It is proposed to demolish the house and replace it with a 2-storey house of substantial size, situated on a plot approximately coincidental with the existing, but the slightly different footprint of the new building would necessitate the removal of 5 existing trees. The details of the design have been the subject of negotiations with the Conservation Architect, following the previous refusal and these have resulted in plan and elevational changes intended to reduce the overall impact of the building.

The house would have an L-shaped ground plan and be in traditional styling, with a pediment to the front elevation and classical window details. Although the footprint of the new building would be similar to the existing, the use of a full first floor has the effect of considerably increasing the overall accommodation. The house would have 5 bedrooms, all en-suite, a gymnasium and a 3-car garage. The arrangement of roofs has been amended since the previous application and the ridges of the various roof elements are set at different levels so as to reduce the overall bulk of the building.

### **Assessment**

The issues to be considered in this case are the contribution that the existing building makes to the conservation area and whether the replacement building is of sufficient quality to ensure that the character or appearance of the conservation area is preserved or enhanced by the proposals.

The existing building is comparatively modern and is built in a style which reflects its 1950s date. This part of the conservation area has a mixture of styles, with some older buildings, but with the 'modern' buildings of Ryland Road being the predominant element. Although not unpleasant, the building at Mallard's Reach makes comparatively little contribution to the conservation area, because of its design and styling and the fact that it is little seen from the road. On this issue, I therefore conclude that the loss of the existing building would not have so serious an impact on the conservation area as to merit a refusal.

The replacement building, due to its height and massing will be more visible to the public, but its traditional design and detailing would be more in character with the conservation area than the existing building. The screening to the road, in the form of the boundary treatment and landscaping will remain and the new building would therefore be seen through it. Taking into account the styles seen in the wider conservation area of Barford, I consider that the proposed new dwelling will protect and enhance the character of the conservation area, in accordance with policy. In these circumstances I cannot agree with the objection of the parish council.

## **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 planning permission W05/1807 has been made. **REASON** : To ensure that the character of the conservation area is protected in accordance with policy ENV7 of the Warwick District Local Plan, 1995.

## **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 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.

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