

COMMITTEE REPORT

Date: 18 October 2012 **Ward:** Rural West York
Team: Major and **Parish:** Askham Bryan Parish
Commercial Team Council

Reference: 12/01797/CAC
Application at: 107 Main Street Askham Bryan York YO23 3QS
For: Demolition of existing dwelling
By: Mr G Berks
Application Type: Conservation Area Consent
Target Date: 10 July 2012
Recommendation: Approve

1.0 PROPOSAL

1.1 The application proposes the demolition of the existing two storey dwelling in connection with the proposed construction of a replacement dwelling. The planning application for the replacement dwelling is considered elsewhere on this agenda (ref no. 12/01976/FUL).

1.2 The building is within the Askham Bryan Conservation Area and the settlement envelope of Askham Bryan. The site is washed over greenbelt and the building is not listed.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175
Conservation Area GMS Constraints: Askham Bryan CONF

2.2 Policies:

CYHE3 Conservation Areas
CYHE5 Demolition of Listed Buildings and Buildings in Conservation Areas

3.0 CONSULTATIONS

INTERNAL CONSULTATIONS

Conservation Officer

3.1 There is no single architectural style here, but all of the houses are of two storeys with relatively low ridge heights. The generous plots widths in relation to the

houses allow views through to the open countryside beyond; this makes a strong contribution to the rural character of the conservation area.

3.2 The existing house on the plot is relatively small in scale, of two storeys with a low eaves and ridge height. Whilst the footprint extends to close to the eastern boundary of the site, the impression is of very low density development, not least because the garage attached to that side is single storey with a flat roof, and generous space between the house and the neighbouring property to the west. Views beyond the site are of trees, but no buildings. In this respect, the site contributes positively to the rural character of the conservation area, although the house is of no intrinsic architectural merit.

3.3 Whether or not conservation area consent is granted should depend on the merits of the alternative proposals for the site.

EXTERNAL CONSULTATIONS/REPRESENTATIONS

Askham Bryan Parish Council

3.4 No comments regarding this application

1 Letter of Objection

3.5 Dwelling has prominent position within the conservation area. Acceptable proposals for a replacement dwelling should be made that respects the design guidelines of the Askham Bryan Village Design Statement.

4.0 APPRAISAL

RELEVANT SITE HISTORY

12/01796/FUL - Erection of new dwelling after demolition of existing dwelling (resubmission) - Pending

11/00332/CAC - Demolition of dwelling - Refused, for the following reason:
- The dwelling proposed to be demolished contributes to the character and appearance of the conservation area. In the absence of an approved scheme for the redevelopment of this site the dwelling's demolition without the imminent prospect of appropriate redevelopment would be detrimental to the character and appearance of the conservation area.

POLICY CONTEXT

4.1 The National Planning Policy Framework sets out the main purpose of planning: to achieve sustainable development, this is split into three roles:

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economic, social, and environmental. The NPPF core planning principles seek to take account of the different roles and character of different areas and conserve heritage assets in a manner appropriate to their significance. Opportunities for new development within Conservation Areas should be sought to enhance and better reveal their significance. Not all elements of a conservation area necessarily make a positive contribution. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated as substantial harm or less than substantial harm as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area.

4.2 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the NPPF.

4.3 Policy HE3 'Conservation Areas' states that within conservation areas demolition will only be permitted where there is no adverse effect on the character or appearance of the area.

4.4 Policy HE5 'Demolition of Listed Buildings and Buildings in Conservation Areas' states that conservation area consent will not be granted for the demolition of buildings which positively contribute to the character or appearance of conservation areas. Where exceptionally demolition or partial demolition is permitted, no demolition shall take place until a building contract for the carrying out of works of redevelopment has been made and planning permission for those works has been granted.

VISUAL AMENITY AND IMPACT ON THE CONSERVATION AREA

4.5 The existing two storey detached dwelling sits within a large plot within the settlement limits of Askham Bryan village. The site is surrounded by residential dwellings. There are some eighteenth and nineteenth century houses, including Askham Bryan Hall, but until the later half of the twentieth century, the southern side of this part of Main Street remained open, presumably in agricultural use. The south side of the road has been filled in with dwellings of individual designs dating from the mid 20th century onwards.

4.6 There is no single architectural style, but all of the houses are of two storeys with relatively low ridge heights. The generous plot widths in relation to the houses allow views through to the open countryside beyond; this makes a strong contribution to the rural character of the conservation area. The relationship between the settlement and the remaining countryside, together with the many mature trees, and the open field setting, are highlighted as one of the main elements of the character and appearance of the conservation area, in the designation statement included in the local plan.

4.7 The existing dwelling is of no intrinsic architectural merit but it makes a positive contribution to the character of the conservation area by virtue of its scale and how it sits in relation to the neighbouring dwellings. Demolition would be acceptable if a suitable redevelopment scheme was proposed. The conservation area consent application is accompanied by a planning application for redevelopment which is considered to be on balance acceptable. The partner application is recommended for approval and as such it is considered that the removal of the existing dwelling is considered to be acceptable.

5.0 CONCLUSION

5.1 The existing dwelling has a neutral impact on the conservation area although the gaps to either side of the dwelling and the density of development contribute positively to the conservation area. In officer's opinion an acceptable replacement dwelling is proposed and as such the CAC application to demolish the building is acceptable, subject to a condition that demolition can not start until there is a construction contract in place for the replacement dwelling.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

- 1 TIMEL2 Development start within 3 yrs (LBC/CAC) -
- 2 DEM1 No demolition before rebuilding contract -

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to visual amenity and character of the Askham Bryan Conservation Area. As such the proposal complies with Policies HE2, HE3, and HE5 of the City of York Development Control Local Plan and national planning guidance contained in the National Planning Policy Framework.

Contact details:

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