

## COMMITTEE REPORT

**Date:** 6 June 2013                      **Ward:** Rural West York  
**Team:** Major and                      **Parish:** Nether Poppleton Parish  
                    Commercial Team                      Council

**Reference:** 13/01040/FUL  
**Application at:** 36 Church Lane Nether Poppleton York YO26 6LB  
**For:** Renovation and refurbishment of existing dwelling and  
                    associated barn  
**By:** Mrs M Van Tol  
**Application Type:** Full Application  
**Target Date:** 25 June 2013  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application site comprises a substantial two storey Grade II Listed brick built farm house dating from the mid 18th Century but with earlier origins occupying a visually prominent location within the Nether Poppleton Conservation Area. Planning permission is sought for a series of external alterations to facilitate the refurbishment of the property back into a single family home including the conversion of the attached disused barn into a children's playroom and guest bedroom with kitchen/dining area below. A parallel Listed Building Consent application ref:- 13/01042/LBC has also been submitted in respect of the scheme and is considered elsewhere on this agenda.

1.2 Councillor Brian Watson has called the application in for consideration by Committee as a result of concerns with respect to its impact upon the special character and appearance of the Listed Building.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Nether Poppleton CONF  
Listed Buildings GMS Constraints: Grade 2; 36 Church Lane, Nether Poppleton

2.2 Policies:

CYHE2 Development in historic locations  
CYHE3 Conservation Areas

### **3.0 CONSULTATIONS**

#### **INTERNAL:-**

3.1 Design, Conservation and Sustainable Development – support the revised application subject to conditions.

#### **EXTERNAL:-**

3.2 Nether Poppleton Parish Council raise no objection to the proposal.

3.3 Two letters of support have been submitted in respect of the proposal, one suggesting that the removed rooflights could be re-instated with no harm to the appearance of the dwelling or conservation area.

### **4.0 APPRAISAL**

#### **KEY CONSIDERATIONS:-**

##### **4.1 KEY CONSIDERATIONS INCLUDE:-**

\* Impact upon the character and appearance of the Nether Poppleton Conservation Area.

4.2 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations in arriving at Development Management decisions although it is considered that their weight is limited except where in accordance with the National Planning Policy Framework

4.3 Policy HE3 of the York Development Control Local Plan sets out a firm policy presumption that within a Conservation Area planning permission will only be permitted for development involving external alterations where there would be no adverse impact upon the character and appearance of the area. Central Government Planning Policy in respect of Planning and Conservation Area control outlined in paragraph 131 of the NPPF urges Local Planning Authorities to give significant weight to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation along with the desirability of new development making a positive contribution to local character and distinctiveness. The current proposal envisages a series of external alterations consisting of the insertion of an additional window on the main street elevation at ground floor level within a former opening, the removal of a modern porch and door canopy on the rear elevation, the insertion of a new sliding sash window and sun pipe on the rear elevation, the insertion of timber framed glazed bi-fold doors, refurbishment of two existing doors with inserted glazing and the insertion of two roof-lights on the rear roof slope.

The application details have been amended to delete two additional rooflights from the rear elevation following on from Conservation concerns.

4.4 The building comprises a two storey brick built farmhouse of traditional plan lying within a long plot and with a conjoined barn on the south eastern frontage of Church Lane. The building is built close up to the street frontage and a further more substantial barn lies behind which is now in a separate ownership. Alterations to the main street elevation are extremely modest consisting of an additional window to light a former "cheese" room which would be utilised as a utility room. Alterations to the rear of the building would be somewhat more significant. Additional light would be provided to the first floor on the rear elevation by means of a sun pipe along with an additional timber sash window of traditional directly above the rear door. This would facilitate the creation of an internal corridor and additional bathroom to update the living accommodation on the first floor. Two Conservation Style roof-lights would be provided within the rear roof slope of the former conjoined barn to allow for its conversion into a guest bedroom and children's play area. The disused "taking in door" within the rear wall of the conjoined barn would also be glazed to facilitate its use as a children's play room and guest bedroom. The ground floor extension of recent origin adjacent to the conjoined barn would be provided with glazed bi-fold doors facing into the garden to facilitate its use as a kitchen/dining area and the existing doorway from the conjoined barn into the garden area would be part glazed also. The window in the eastern elevation of the rear ground floor extension would at the same time be extended to full height. Taken as a whole the level of external alteration associated with the proposal would be proportionate to the need to bring the property back into use as a family house. Subject to the number and design of the rear roof lights being amended the impact upon the Listed Building and the character and appearance of the Conservation Area are felt to be acceptable and the terms of Policy HE3 of the Draft Local Plan as well as the NPPF have been complied with.

## **5.0 CONCLUSION**

5.1 Greystones 36 Church Lane Nether Poppleton comprises a substantial two storey brick built, Grade II Listed former farm house occupying a prominent location within the Nether Poppleton Conservation Area. Planning permission is sought for a series of external alterations to facilitate the refurbishment of the property into a family home with a modern standard of accommodation. The nature of the external alterations, comprising the removal of a modern porch and door surround from the rear elevation, the re-opening of a window on the front elevation, the glazing of a kitchen/dining area on the rear elevation and the insertion of a new sash window on the rear elevation are modest in extent and considered the minimum necessary to secure the refurbishment of the property to provide family living accommodation of a modern standard. The proposal is considered acceptable and would secure compliance with both Central Government and Local Planning Policy in respect of Conservation Area control. Approval is therefore recommended.

## COMMITTEE TO VISIT

### 6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Refs: - EL/PL(0)004 Rev A; EL/PL(0)007 Rev A. EL/PL (0)003 Rev A;

EL/PL (0)006 Rev A; EL/PL(0)007 Rev A; EL/PL(0)002 Rev A; EL/PL(0) 005 Rev A and EL/PL (0)008 Rev A.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

i) Full details of the roof lights to be inserted in the rear roof slope of the building, including design, colour, mode of opening precise location and cross sectional detail at 1:20;

ii) Full details including cross sectional detail at 1:20 of the sun pipe to be inserted in the rear roof slope of the property;

iii) Full details including cross section at 1:20 of the additional sash window to be inserted in the rear elevation of the property at first floor level;

iv) Full details of the proposed full height glazing to be in the eastern elevation of the ground floor extension and the former taking in door at first floor level in the rear south facing elevation including faceting;

v) Full details of the bi-fold doors to be inserted in the rear south facing elevation including material, colour and mode of opening;

vi) Full details of the window to be restored to the principal street elevation including cross sectional detail at 1:20.

Reason: To safeguard the character and appearance of the Nether Poppleton Conservation Area and to ensure that the Local Planning Authority may be satisfied with these details.

4 The additional windows to be inserted on the ground floor street elevation of the property and the first floor rear elevation shall be constructed in timber and painted to match the existing adjoining windows.

Reason: - To safeguard the character and appearance of the Nether Poppleton Conservation Area and to secure compliance with Policy HE3 of the York Development Control Local Plan.

## **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 impact upon the character and appearance of the Nether Poppleton Conservation Area. As such the proposal complies with Policies HE2 and HE3 of the City of York Development Control Local Plan.

### **2. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH**

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

Submission of an amended scheme reducing the number of roof lights on the rear elevation.

#### **Contact details:**

**Author:** Erik Matthews Development Management Officer

**Tel No:** 01904 551416