

COMMITTEE REPORT

Committee: East Area
Date: 11 October 2007

Ward: Fulford
Parish: Fulford Parish Council

Reference: 07/00593/CAC
Application at: 4 Pasture Farm Close York YO10 4PZ
For: Demolition of existing bungalow in the Conservation Area
By: Eden Vale Homes
Application Type: Conservation Area Consent
Target Date: 9 May 2007

1.0 PROPOSAL

1.1 This application seeks consent for the demolition of the existing bungalow at 4 Pasture Farm Close. A redevelopment proposal for a replacement house on this site is also on the agenda and this report should be read in conjunction with that report.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Fulford 0041

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Floodzone 2 Flood Zone 2 CONF

Floodzone 3 Flood Zone 3

2.2 Policies:

CYHE5

Demolition of Listed Buildings and Buildings in Conservation Areas

3.0 CONSULTATIONS

3.1 INTERNAL

3.2 Design, Conservation and Sustainable Development.

This property is situated in Fulford Conservation Area no.30.

The modern bungalow at 4 Pasture Farm Close is situated in a cul de sac together with a number of modern single and two storey residential properties. The proposed demolition of the existing bungalow, requires to be considered in conjunction with the planning application for a replacement two storey house within the plot.

It is considered that the replacement of the modern bungalow with a well designed, two storey house of traditional character and finishes is unlikely to be detrimental to the special character and interest of the conservation area in this location.

3.3 EXTERNAL

3.4 Fulford Parish Council

Object to this application. Have stated previously that the Parish Council do not find sufficient reason for the demolition of this bungalow which was built only 35 years ago.

The reasons given in justification by the applicant indicate that it requires new bathrooms and kitchen units plus repairs to the roof. These are normal maintenance and refurbishment tasks which most householders are required to undertake during the lifetime of their homes and it is highly unusual for owners to want to demolish their houses when repairs are necessary.

The applicant also states that the garden is too large for the size of the property and consequently, it has been difficult to sell: this argument does not constitute a basis for demolition and it is our view that a large garden is a positive feature.

We therefore hope that this application will be refused and that this relatively recent and appropriate building in the conservation area will be retained.

3.5 Neighbour and Third Party comments.

4 letters (2 by the same person) received making the following observations.

- i) Existing bungalow is well constructed and suitable for the site so should not be demolished.
- ii) No other build would be acceptable in an area where conservation and preservation are highly regarded.
- iii) Stands as a small community which would be adversely affected by their removal of this unit.
- iv) Site and building contributes to the social and architectural history of Fulford.
- v) Bricks used to build the bungalow originated from Wrays brickyard on Huntington Road which was the last brickyard in York to cease trading so to demolish no.4 would be to lose another example of quality brick manufacturing from York.
- vi) With normal refurbishment it would create a lovely home for years to come.
- vii) No exceptional reasons for demolition have been put forward. If this bungalow requires remedial work and new bathroom and kitchen then the whole of Pasture Farm Close needs demolishing. Most houses of this age require some upgrading, at moderate expense. New bathrooms and kitchen units nor major roof repairs do not constitute a reason to demolish.
- viii) The size of the garden is totally irrelevant to the question of demolition.

ix) Applicant has failed to address the following considerations:

The cost of repairing and maintaining the building in relation to its importance and the value derived from its continued use; the adequacy of efforts made to retain the building in use and the merits of alternative proposals for the site.

x) The proposed replacement house would neither benefit the character nor the appearance of Pasture Farm Close. It would appear over-dominant compared to the existing bungalow and the view over the fields from the hammerhead of the car park would be obliterated whereas at present it has uninterrupted views.

xi) Waste of energy to demolish and rebuild.

4.0 APPRAISAL

4.1 Key Issues

- architectural quality of building
- impact on character and appearance of the conservation area

4.2 The application relates to the demolition of a bungalow. Policy E4 of the Approved North Yorkshire Structure Plan states that buildings and areas of special townscape, architectural or historic interest will be afforded the strictest protection. Policy HE5 of the City of York Deposit Draft Local Plan 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 demolition or partial demolition is permitted, Policy HE5 requires that no demolition takes 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.

4.3 Central Government advice in relation to demolition within conservation areas is contained within Planning Policy Guidance Note 15 (PPG15) - "Planning and the Historic Environment". In exercising conservation area controls, Local Planning Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question. Account should be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and the wider effects of demolition on the surroundings and on the conservation area as a whole.

4.4 PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be considered against the same broad criteria to demolish listed buildings. Where a building makes little or no contribution, full information about what is proposed for the site after demolition should be provided. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the decision maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.

4.5 The existing building on the site is a pleasant, if somewhat architecturally uninspiring building. It reflects the style of the road it is part of and is not out of place

in this setting. In terms of its contribution to the Conservation Area however, the building itself is relatively modern and as a design, does not in itself contribute to the character of the area to such a degree that it should be retained at all costs. If a redevelopment proposal is considered to be preserve the character of the conservation area then no objections are raised by officers to the loss of this bungalow.

4.6 In this particular case, it is considered that the proposed redevelopment proposals for the site, as set out in the relevant item on this agenda, are acceptable and no objections are therefore raised to the demolition of the existing building. However, it is considered that the imposition of the standard condition requiring a contract for the redevelopment of the site to be made prior to the demolition of the existing building is justified in this instance. This will ensure that the existing bungalow cannot be demolished and the site simply left empty and derelict.

5.0 CONCLUSION

5.1 The redevelopment proposals for the site are considered to be acceptable and it preserves the character of the Conservation area.. As such, the granting of conservation area consent is considered to be acceptable, and not in conflict with Policy E4 of the Approved North Yorkshire Structure Plan or Policy HE5 of the Draft Local Plan.

6.0 RECOMMENDATION: Approve

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| 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 the architectural quality of building and the impact on the character and appearance of the conservation area. As such the proposal complies with Policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policy HE5 of the City of York Local Plan Deposit Draft.

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