



COMBINED HERITAGE, DESIGN AND ACCESS STATEMENT

For the erection of a free standing garden room

At

Higher House

Moor Road

Holcombe

Bury

Greater Manchester

BL8 4NX

On behalf of

Mr and Mrs Crausby

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1.0 Introduction

This Combined Heritage Design and Access statement has been prepared as part of a Planning and Listed Building Consent application to construct a free standing garden room in the garden of Higher House, Moor Road.

By reference to relevant statutory legislation it is apparent that the application site is a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework (NPPF). Paragraph 128 of this document requires an assessment of the significance of any heritage assets affected by the proposed works. Therefore this section aims to highlight and assess such assets and the historical context connected to the property.

Higher House is a Grade II Listed Heritage Asset, in addition to being listed, the building also falls within the Holcombe Conservation Area and is therefore both a designated heritage in its own right and forms part of a larger designated heritage asset.

Site and surroundings

Holcombe

Holcombe Village and its surroundings were designated a Conservation Area by Lancashire County Council and Ramsbottom Urban District Council in 1970.

The Conservation Area was extended in 1978. Part of the Area lies within Holcombe Moor which is owned by the National Trust and the Metropolitan Borough of Bury.

The following details are to be found within the Conservation Area Appraisal dated May 2010:

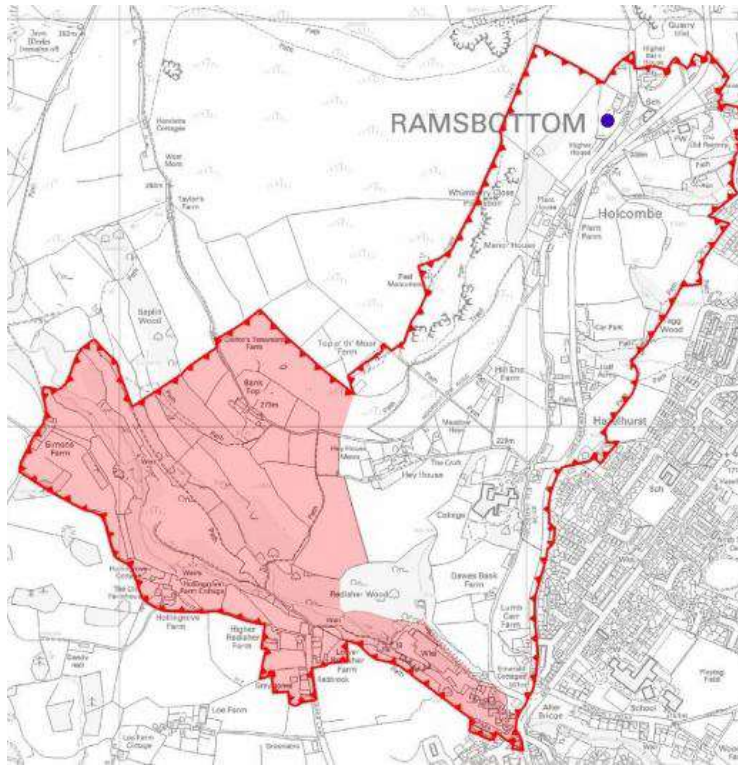
Location and Context

Holcombe village lies on the shoulder of Harcles Hill, on higher ground due west of Ramsbottom, six miles north of Bury and twelve miles north of Manchester, lying west of the A66, A56 and River Irwell valley. Peel Monument on Holcombe Hill (the unofficial name for the shoulder of the adjacent, higher Harcles Hill) is a local landmark, visible from the south of Bury.

Holcombe is a rural area, comprising a series of scattered settlements on steeply rising ground with a small nucleus around the historic road junction where the church and the Shoulder of Mutton Pub are located. The Conservation Area stretches from the northern edge of Holcombe Brook in the south and Higher Barn and Rakes Fold in the north. Peel Monument on Holcombe Hill and Top o' th' Moor Farm mark the western boundary; Lumb

Carr Road, the path from Little Holcombe to Dundee Lane and part of Dundee Lane itself (excluding the modern houses) comprise the eastern boundary.

While the structure and distribution of the earlier farms have been retained, most such buildings have been adapted for domestic usage. The economic focus of the area is therefore largely residential, although the natural beauty and its position on the edge of moorland within reach of a major conurbation attracts recreational visitors as well.



The above is a map (Courtesy of Bury Council) showing the boundaries of the Holcombe Conservation Area. Higher House is highlighted blue.

Higher House



Higher House comprises a three storey Manor House situated on the west side of Moor Road, Holcombe. The house is situated at the north end of the site with Holcombe Moor to the west and Moor Road to the east. The house is situated in substantial grounds which lie predominantly to the south.

The host dwelling is a Grade II property rubble stone construction with a stone slab roof.

Higher House is set within .5 of a hectare of private domestic curtilage.

2.0 Planning Background and Development Plan Framework

2.1 Planning History

Non-material amendment for addition of door following grant of planning permission 47577

Ref. No: 52265 | Status: Decided

Re-roofing to include renewal of lead work, repair of chimneys and 5 no. replacement timber dorme...

Ref. No: 60300 | Status: Decided

Listed building consent for re-roofing to include renewal of lead work, repair of chimneys and 5 ...

Ref. No: 60301 | Status: Decided

Refurbishment and remodelling to include replacement windows, works to external elevations and in...

Ref. No: 60971 | Status: Decided

Listed Building Consent for refurbishment and remodelling to include replacement windows, works t...

Ref. No: 60972 | Status: Decided

Listed building consent for remedial restraint of front elevation wall and window panels

Ref. No: 61906 | Status: Decided

Variation of condition no. 2 (approved plans for listed building consent ref: 60972) for retentio...

Ref. No: 63022 | Status: Decided

Variation of condition no. 2 (approved plans for planning application ref: 60971) for retention o...

Ref. No: 63065 | Status: Decided

Removal of existing vehicular access gates, stone pillars and curved wall; Construction of new cu...

Ref. No: 65056 | Status: Decided

Listed building consent for removal of existing vehicular access gates, stone pillars and curved ...

Ref. No: 65057 | Status: Decided

Extension, alteration and remodelling of outbuildings to form a family annexe

Ref. No: 68241 | Status: Decided

Listed building consent for extension, alteration and remodelling of outbuildings to form a famil...

Ref. No: 69042 | Status: Decided

REMOVAL OF TREE AND EXISTING STONE WALL; REBUILDING OF WALL

Ref. No: 47523 | Status: Decided

REFURBISHMENT OF EXISTING COTTAGE; DEMOLITION OF EXISTING GARAGE EXTENSION & EXTENSION AT REAR; C...

Ref. No: 47577 | Status: Decided

LBC - CONSTRUCTION OF NEW DOUBLE GARAGE AND ALTERATIONS TO STONE BOUNDARY WALL TO FORM VEHICULAR ...

Ref. No: 47758 | Status: Decided

NEW GARAGE; ALTERATIONS TO BOUNDARY WALL

Ref. No: 47775 | Status: Decided

REFURBISHMENT OF EXISTING COTTAGE; DEMOLITION OF EXISTING GARAGE EXTENSION; CONVERSION OF BARN TO...

Ref. No: 51485 | Status: Decided

APPLICATION FOR NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 47577 FOR OMISSION ...

Ref. No: 52044 | Status: Decided

2.2 Policy Considerations

National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.

The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life⁴⁷. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be

used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Conserving and enhancing the historic environment

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶¹. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶².

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic

interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.*

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and

any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Bury Planning Policy

EN1/1 - Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on:

Public views of prominent or important buildings, especially those in areas of architectural or historic interest;

The visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

Justification

Although proposals may be considered acceptable in principle, the wider consideration of the effect on visual amenity is necessary in sensitive areas to ensure that developments are not inappropriate by reason of their siting, materials or design. All new proposals should be carefully sited and designed so as not to have any serious detrimental effects on surrounding areas, buildings and views, or create built skyline ridges which will undermine the aims of this policy.

This policy applies the advice contained in PPG 2 'Green Belts', which states that proposals should not injure the visual amenity, either within, or where conspicuous from, the Green Belt.

EN1/2 - Townscape and Built Design

The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

The external appearance and design of the proposal in relation to its height, scale, density and layout;

The relationship of the proposal to the surrounding area;

The choice and use of materials;

Access and other design features for the mobility impaired;

The design and appearance of access, parking and service provision;

Landscaping, including the use of natural landscape features, and open space provision;

The use of lighting.

Justification

The appearance of proposed developments and their relationship to their surroundings are material planning considerations to be taken into account when assessing development proposals.

The Borough has a large diversity of settlements both old and modern with differing social and economic conditions. The established character of many parts of the Borough could be harmed by insensitive development out of scale with and unrelated to the street scene.

Development proposals should respect desirable precedents in the surrounding area. In particular, attention should be paid to established architectural detail, important roof lines, and the provision of interesting facades, where appropriate, together with the use of quality materials, colours and detail to create interest in the built environment.

The Council is prepared to work closely with developers to achieve a satisfactory design from the earliest planning stages. The focus is on good design rather than stifling experiment, originality or initiative. However, there is a desire to retain much of the traditional appearance of particular parts of the Borough.

EN2 - CONSERVATION AND LISTED BUILDINGS

The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.

Justification

Historic buildings and Conservation Areas are vitally important to the environmental quality of life in the Borough. They help to provide a diverse living environment, provide educational

benefits and are important in improving the image of the Borough and its potential to attract visitors and investors. The protection and enhancement of Conservation Areas, Listed Buildings and areas considered to be of local historical importance is, therefore, considered to be an important element of the Plan.

EN2/1 - Character of Conservation Areas

The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas.

The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

Retain, replace and restore features of historical and architectural interest;

Retain and enhance existing landscape features including trees, parks and gardens;

Initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;

Remove dereliction and bring unused land or buildings back into beneficial use;

Prepare and promote design guidelines to ensure sympathetic development.

Justification

Within any town or city there are areas which have a special character. This is usually derived from a sense of history, the existence of traditional buildings, and the spaces between buildings including the street pattern, trees, parks and gardens. Planning legislation recognises the value of these areas.

It requires Local Planning Authorities to determine which parts of their area have a special architectural or historic interest which it is desirable to protect or enhance, and to designate these as Conservation Areas.

EN2/2 - Conservation Area Control

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area.

In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

The nature of the development in terms of its bulk, height, materials, colour, design and detailing;

The relationship between the proposed development and the architectural and visual qualities of the surrounding area;

Where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;

In the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

Justification

The sensitive character of Conservation Areas justifies proposals being given special attention in order to ensure that developments and changes of use make a positive contribution to the built environment in terms of their aesthetic quality. Often the emphasis will be on control rather than prevention, and to allow each area to remain alive and prosperous whilst at the same time ensuring that any new development accords with each area's special architectural and visual qualities. It will be especially important to ensure that every new building is designed not as a separate entity but within the context of the whole conservation area.

As such, in order to facilitate control over new developments in Conservation Areas, developers will be required to submit planning applications in sufficient detail to show how proposals are likely to affect the character of the area. Therefore, outline planning applications will not normally be considered acceptable for proposals within Conservation Areas.

Proposals for demolition will only be permitted where there is a suitable redevelopment scheme or it is considered that the demolition would enhance the appearance of the area.

Where possible, the re-use of buildings within Conservation Areas will be encouraged, particularly at upper floor level. Where such proposals are submitted they will be considered with regard to the likely impact on the character of the immediate area and the need for alterations to the fabric of the building.

The Council will also have regard to the protection of trees within Conservation Areas and every effort should be made to incorporate tree planting in new development proposals as appropriate.

EN2/3 - Listed Buildings

The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building;

The relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;

The need to protect the setting of the Listed Building;

The impact of associated ancillary facilities and infrastructure works.

Justification

Buildings of Special Architectural or Historic interest are "listed" by the Secretary of State for the Environment. The listing of a building provides statutory protection against its alteration or demolition.

The Borough's valuable heritage is reflected in the large number of Listed Buildings in the area (316 in June 1996) and the Council is mindful of the desirability to preserve them and enhance their setting and appearance.

New uses for Listed Buildings may often be the key to their preservation especially for buildings which have become wholly or partly redundant. However, new uses must not adversely affect the architectural or historic features and character or appearance of such buildings.

The setting of a Listed Building is often an essential feature of its character; unsympathetic development in close proximity to a Listed Building can mar its appearance, make its future use unattractive or untenable, or physically damage its structure. It is therefore important to consider the effect that a proposed development may have on such buildings.

In respect of Listed Building Consent for demolition, applicants will have to demonstrate conclusively why the building cannot be retained.

3.0 Historical context and location of Heritage Assets

The Listing



GV II

Early C18. Coursed rubble. Flush quoins. Symmetrical. 2½ storeys. Doorway has moulded architrave and pulvinated frieze. Castellated, evidently C19 porch. Each side is a large transom and mullioned window with a total of twelve lights and dripmould (the left-hand one with leading to upper lights). Above each is a 5-light window with dripmould. Above porch is a round-arched window, with keystone, impost mouldings and narrow mullion and transom. Stone eaves gutter. Five casement dormers with hipped roofs set in stone slab

roof. Tall gable chimneys. Slightly lower 2-storey extension to right is dated "John and Mary/Roster(on(/1820". Beyond is still lower extension, probably of similar date. Both are similar in build to earlier house, but have tall square-mullioned windows of two and three lights (later C20 metal casements replacing mullions in hither extension and a metal balcony, also perhaps C20, fronting the upper window). Until 1884 the house was the White Hart Inn. Known as Higher House in distinction to Shoulder of Mutton PH (known as Lower House), with which it shared disorderly reputation c.1800.

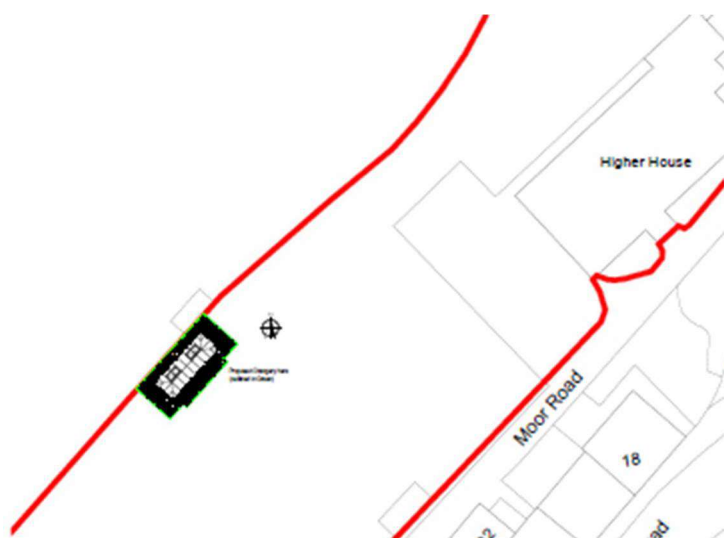
4.0 Proposed Development and Potential Impact on the Heritage Asset

4.1 The Proposal

The proposal is to erect timber garden room on the site of a collapsed Victorian greenhouse that has now crumbled into a state of disrepair. The proposed garden room will be on the same footprint as the store.

The old store is located approximately 30 metres west of the host dwelling.

The proposed garden room will be sited in the same location as shown below.





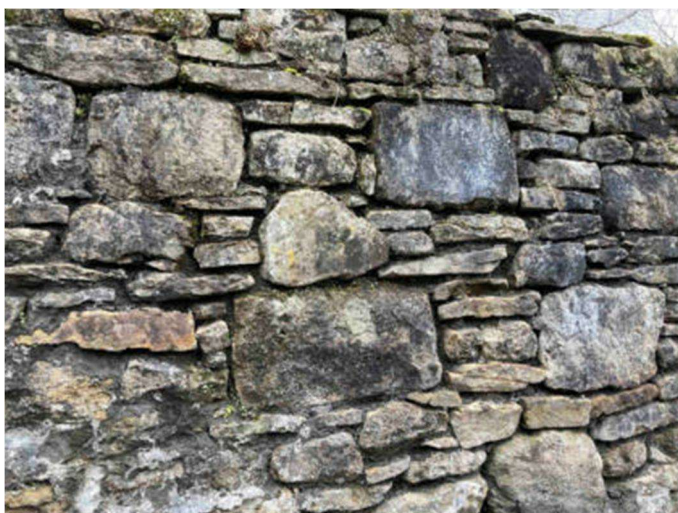
The remains of the Victorian greenhouse are shown above with Higher House in the background.



Looking north to the site of the greenhouse taken from the southern boundary.



The greenhouse viewed from the north east towards the south west.



The existing stone shown above will be carefully dismantled and reused.



4.2 Mass and Impact on the listed building:

The proposed garden room will have a footprint of 41 square metres.

The garden room will be 30 metres west of the host dwelling.

4.3 Roof Design and Glazing

The roof of the proposed garden room will be a flat with a single ply membrane, Sarnafil and will incorporate a glazed lantern roof light.

4.4 Materials, finishes and construction details

The materials ensure that the proposals will blend naturally with the host dwelling and the surrounding area and will be of the highest quality as would be appropriate for structure within the grounds of a listed building. The garden room will appear as a lightweight, predominantly glazed structure.

The use of timber, existing stone and glazing will ensure that the proposal respects and complements the heritage asset and the surrounding area.

4.5 Design

The proposed garden room will be sited 30 metres west of the host dwelling. As already stated the works are intended to compliment and blend with the property, it is purposefully designed to allow the subtle distinction between the original architecture and the latest 21st century addition.

We are of the opinion that the new design complements the listed building and is aesthetically pleasing.

4.6 Impact on the listed building and it's significance

The proposal will have minimal impact on the host dwelling as it is located 30 metres away.

4.7 Materials

Proposed

Wall/Base – Existing stone to be re-used

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a glazed lantern roof light.

Doors and Windows – Timber – Dark Grey

4.8 Compatibility:

The proposed design is subordinate to the host elevation and will not detrimentally affect the host property, the setting of the property or the area in which the property is situated as it is located approximately 30 metres from the listed building.

The design materials, timber, stone and glazing are appropriate for this style of development.

4.9 Landscaping

No landscaping works are proposed.

4.10 Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

4.11 Impact on neighbouring properties

The proposed works will not impact on the amenities enjoyed by the neighbouring residents.

4.12 Greenbelt

The proposal is to erect a garden room in the location of the greenhouse. This will not impact on the openness of the Greenbelt as evidence shows that a building existed in the same location.

4.13 Justification

1. What is the need for the development?

Higher House has grounds extending to .5 of a hectare. The garden room will provide space within the garden for the family to enjoy the surroundings away from the main property.

2. What is the reason for the siting of the garden room?

The Client had originally intended to build a new dwelling within the grounds of Higher House but the Planning Authority suggested looking at alternative proposals, hence this application.

3. What are the benefits of the new work?

To provide internal family space within the garden area.

4. Will the benefits outweigh any harm?

The proposed garden room can only benefit the heritage asset and the surrounding Conservation Area, the ruins of the greenhouse are currently unpleasing to the eye.

5. Is the scale, design, materials proposed for any new works appropriate?

It is considered that the proposed garden room has sufficient integrity to form a small, but suitable family internal garden room without detracting away from the beauty and character of the host dwelling or the surrounding Conservation Area.

6. Is any new work in the least damaging place?

The proposal will be located 30 metres away from the host dwelling and will not impact upon the heritage asset.

5.0 Summary and conclusions

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed works will:-

- preserve the significance of the heritage asset;
- cause minimal harm;
- provide a high quality garden room within the large gardens

We believe that the proposed garden room satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposals will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed garden room is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of garden room will enhance the garden area of the property and help to ensure the preservation of the property in its present form as a family home.

The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

The proposals will not have any significant adverse effect on the fabric of the host dwelling due to it being located 30 metres away from the host dwelling. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed free standing garden room has sufficient integrity to contribute to the outdoor amenity of Higher House House without detracting away from the beauty and character or conflicting visually or technically to the existing property and the surrounding area.

Conclusion

As the owners and custodians of this property Mr and Mrs Crausby are keen to make certain changes to enhance their enjoyment of the garden area of the property. The applicants also want to ensure that when the work is completed, the finished project must be high quality. Mr and Mrs Crausby are also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.

