

BOROUGH OF KETTERING

Committee	Full Planning Committee - 24/09/2013	Item No: 5.4
Report Originator	Alan Davies Development Officer	Application No: KET/2013/0475
Wards Affected	Welland	
Location	The Corner House, 1 Green Lane, Ashley	
Proposal	Full Application: Replacement gates. Raise height of front boundary wall	
Applicant	Mr & Mrs Mitchell	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The materials to be used in the construction of the wall and gate hereby permitted shall match, in type, colour and texture those on the adjacent building.

REASON: In the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall commence on site until details of the gate to be installed have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To protect the architectural interest of the site in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2013/0475

3.0 Information

Relevant Planning History

KET/2012/0108 – Demolition of outbuildings. Approved 21/06/2012.

KET/2012/0107 – Two storey side extension and erection of 2 no. detached dwellings. Approved 21/06/2012.

Site Description

Officer's site inspection was carried out on 26/07/2013.

The application site is a historic ironstone dwelling in the Ashley Conservation Area that has been recently refurbished as part of a small development on the corner of Main Street and Green Lane. In between the converted barn immediately to the east of the application site and the dwellinghouse there is a 1.5 metre high ironstone wall and a timber 5-bar gate. The wall is topped with blue saddleback coping stones and the surrounding walls are all constructed of ironstone. The existing gate and wall are set back from the vehicular highway by 2 metres.

Proposed Development

It is proposed to raise the height of the 1.5 metre ironstone wall to a height of 2.2 metres using matching materials. The existing timber 5 bar gate will be replaced with a solid timber gate also 2.2 metres high.

Any Constraints Affecting the Site

Ashley Conservation Area
C Road

4.0 Consultation and Customer Impact

Parish Council

Objection: this is contrary to the character of Ashley Conservation Area and the Village Design Statement. An 'open' character should be maintained.

Neighbours

No responses received.

5.0 Planning Policy

National Planning Policy Framework

Policy 7. Requiring good design

Policy 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13. General Sustainable Development Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Impact upon Ashley Conservation Area
3. Design, character and appearance

1. Principle of development

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities must, when determining planning applications in a Conservation Area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In order to do this the character of the Conservation Area must first be determined and then only if the proposal would preserve or enhance that character should it be granted permission. It is considered that this proposal would preserve the character of Ashley Conservation Area and this is demonstrated in the following sections of this report.

2. Impact upon Ashley Conservation Area

The proposal is to raise an existing 1.5 metre high ironstone wall to 2.2 metres and replace a timber 5 bar gate with a solid timber panelled gate of an equal height. Ashley derives its historic character from the locally sourced materials properties are built from, the proximity of the countryside and past and present land uses. The church is a dominant feature of Ashley and the former rectory and several other residential buildings owe their design to a famous historic reverend of Ashley, namely the reverend Pulteney. Boundary treatment of these properties, particularly the church, is typified by 1 metre high ironstone walls and, in the case of the church this is to ensure that it has a welcoming appearance and is highly visible in the centre of the village.

There is a separate but equally distinct character in the village which is derived from former and current farmsteads and their associated agricultural character. Often these properties have 2 metre high ironstone boundary walls, present the public realm with a blank elevation and have a mixture of timber gate types, including solid timber gates. Such examples are in evidence at 38 Main Street, the entrance to Westhorpe and to the left of 13 Main Street to name but a few examples. Whilst there are numerous examples of 1 metre high stone boundary walls, some topped by hedges, in the village, often these are boundary walls of properties constructed in the second half of the twentieth century.

The application site however has an agricultural character in spite of its location at the centre of the village, a character which is reinforced by the now converted two storey ironstone barn and the former Piggeries, both to the east of the application site. Therefore to increase the height of the existing wall and gate, along with using a solid timber gate, will not erode the very obvious agricultural character of this property. It is therefore considered that this proposal satisfies Policy 13 of the North Northamptonshire Core Spatial Strategy and Section 12 of the National Planning Policy Framework. It also accords with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as it would preserve the character of the property and Ashley Conservation Area.

3. Design, character and appearance

The design of the proposal will not have a detrimental impact upon the appearance of the application site or the wider Conservation Area due to the choice of materials, the height of the wall and the existing character of the area. It will however result in a lack of natural surveillance from the area affected, but given that the Corner House has 8 windows that look onto Main Street it is not considered that the raising of the height of the wall or the installation of a solid timber gate will create an oppressive or unsafe perception within the public realm at the front of the property. It is therefore not considered to be a proposal that would have a detrimental impact upon the design of the property, the appearance of the area or the character of the wider Conservation Area and thus accords with Policy 13 of the North Northamptonshire Core Spatial Strategy and Section 12 of the National Planning Policy Framework.

Conclusion

The proposal accords with national and local planning policy, will not detrimentally impact the character and appearance of the host property and will conserve the character of Ashley Conservation Area. It is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alan Davies, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: