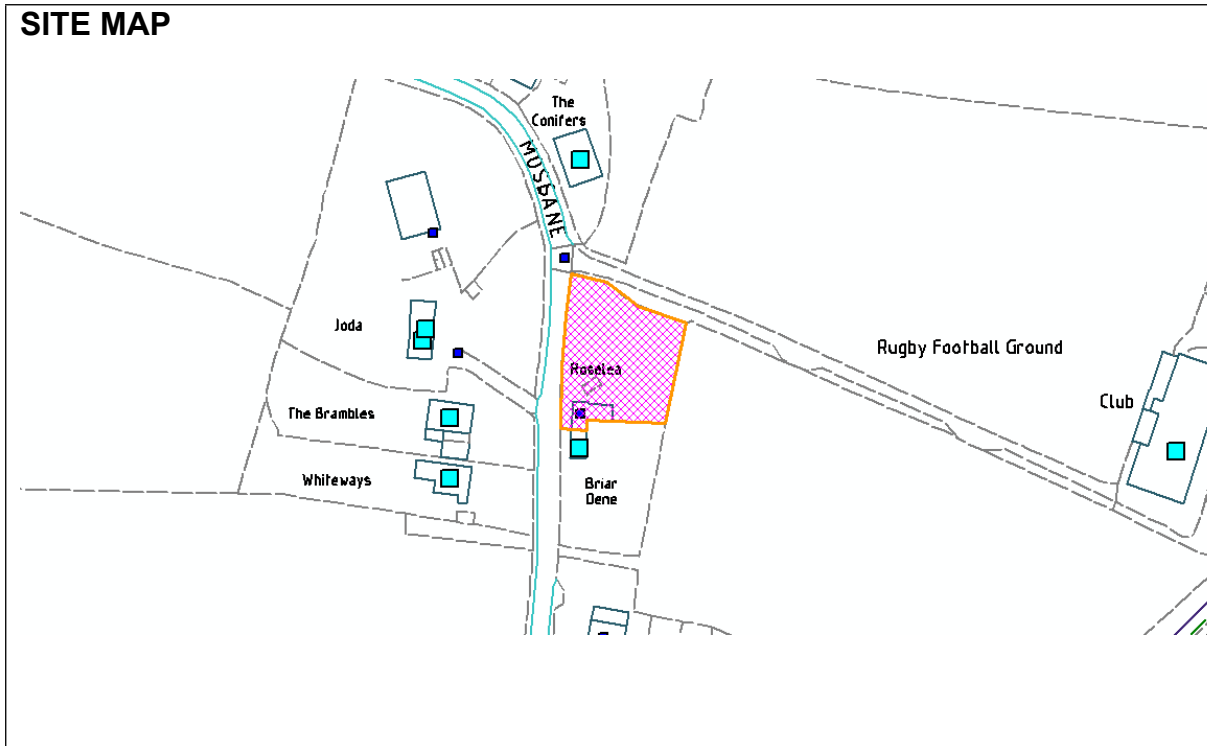


<b>APPLICATION NO:</b>	23/00237/FUL & 23/00238/LBC
<b>LOCATION:</b>	Rose Lea, Moss Lane, Moore
<b>PROPOSAL:</b>	23/00237/FUL - Proposed single storey rear and side extension  23/00238/LBC - Application for Listed building consent to erect a single storey side extension, replacement of decayed windows and hardwood sash casement and replacement of damaged front door
<b>WARD:</b>	Moore
<b>PARISH:</b>	Moore
<b>APPLICANT:</b>	Mrs Rebecca Taylor
<b>AGENT:</b>	Mr Lee Rowley
<b>DEVELOPMENT PLAN:</b>  Halton Delivery and Allocations Local Plan (2022)  Halton Core Strategy (2013)  Joint Merseyside and Halton Waste Local Plan (2013)	<b>ALLOCATIONS:</b>  Primarily Residential Areas – RD5
<b>DEPARTURE</b>	No
<b>REPRESENTATIONS:</b>	None
<b>KEY ISSUES:</b>	Adaptations to a listed building
<b>RECOMMENDATION:</b>	Approve subject to conditions

## SITE MAP



## 1. APPLICATION SITE

### 1.1 The Site

The property subject of the application is located at Rose Lea Cottage, Moss Lane, Moore.

The property subject to this application is a semi-detached cottage and sits in a large plot of approximately 900sqm. The house sits at the western part of the plot facing Moss Lane. The site is located in a low density residential area of houses similar sized or larger than Rose Lea.

The site is located within the Primarily Residential area on the Halton Delivery and Allocations Local Plan Policies Map.

Rose Lea and the adjoining property, Briar Dene, are Grade II Listed Buildings.

The village of Moore has a conservation area. The site lies 227m from the conservation area to the south of the site and is separated by the railway line. The site itself does not lie within a conservation area.

The site does not contain any trees protected by a TPO. No trees will be removed as a result of this application.

### 1.2 Planning History

A planning history search has revealed Listed Building Consent for renovations to both Rose Lea and Briar Dene back in 1991 (91/00801/LBC). There have

been no applications since for Rose Lea. However, Briar Dene recently had a double extension approved and is currently being implemented.

## **2. THE APPLICATION**

### **2.1 The Proposal**

The applications seek planning permission and listed building consent. The proposals include to erect a single storey side extension, replacement of decayed windows and hardwood sash casement and replacement of damaged front door with replica hardwood.

### **2.2 Documentation**

The application is accompanied by the associated plans in addition to a Heritage Statement.

## **3. POLICY CONTEXT**

Members are reminded that planning law requires for development proposals to be determined in accordance with the development plan, unless material considerations indicate otherwise.

### **THE DEVELOPMENT PLAN**

#### **3.1 Halton Delivery and Allocations Local Plan 2022 (DALP)**

The following policies are considered to be applicable:

- RD3 Dwelling Alterations, Extensions, Conversions and Replacement Dwellings;
- RD5 Primarily Residential Areas;
- HE2 Heritage Assets and the Historic Environment;
- CS(R)20 Natural and Historic Environment;
- GR1 Design of Development;
- GR2 Amenity.

### **MATERIAL CONSIDERATIONS**

Below are material considerations relevant to the determination of this planning application.

#### **3.2 National Planning Policy Framework**

The last iteration of the National Planning Policy Framework (NPPF) was published in July 2021 and sets out the Government's planning policies for England and how these should be applied. Paragraph 47 states that planning law requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions

on applications should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing. Paragraph 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

### 3.3 National Planning Practice Guidance (NPPG)

Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities. The overall aim is to ensure the planning system allows land to be used for new homes and jobs, while protecting valuable natural and historic environments.

### 3.4 Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

Equality Duty Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:- (1) A public authority must, in the exercise of its functions, have due regard to the need to: a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application. There are no known equality implications arising directly from this development that justify the refusal of planning permission.

## **4. CONSULTATIONS**

### Built Environment (Conservation & Design) Cheshire West and Chester Council

The Officer, in her first consultation response was happy with the proposals for the windows:

*“The heritage impact statement states that none of the windows are original and being made of softwood but most, particularly the horizontal sliding sashes to the front make a positive contribution to the special character of the building. Their style, proportions, and design should be replicated in painted hardwood. Double glazing is proposed throughout which, in this case, would present a*

*benefit to the building. Double-glazing should be slimline with a maximum thickness of 12mm to allow historic window proportions.”*

The Officer was happy with the side projection but felt that the rear projection would result in less than substantial harm and recommended that the rear projection of the extension be reduced by approximately 2.5m to address these concerns.

Plans were revised and the rear extension reduced and presented to the Built Environment Officer for re-consultation. The conservation officer confirms that subject to details of materials, windows, doors, and any rain water goods being required by condition, we can conclude the proposal now represents no harm.

## **5. REPRESENTATIONS**

Both applications were publicised by 8 neighbour notification letters sent on 15/06//23. No representations were received from the publicity given to the application.

## **6. ASSESSMENT**

Roselea was constructed in the mid C18th of handmade brown brick in English Garden Bond with a stone slate roof. It is a property which is of traditional character constructed in traditional materials, which are characteristic of the local area. The historic significance is therefore, considered to be high and the property makes an important contribution to the historic character of the area and streetscene.

The property has undergone some internal alterations since construction and a small lean-to extension to the rear which accommodates the kitchen. This can be seen on OS plans dating back to 1896. Despite this, the overall form of the cottage has largely been retained and the vernacular character remains evident. The property, along with Briar Dene, constructed in the mid C18th, are likely to have been agricultural workers cottages.

The proposed scheme includes a rear single storey extension to the property to create a larger kitchen/dining area and provide a more spacious ground floor layout for the enjoyment of the residents of the property. The current arrangement is restrictive for modern day family living and the applicant is seeking to add a small rear and side extension to achieve a larger kitchen, utility and wet room to enable them to remain in the house into old age.

### **Extension**

The extension is located to the rear and projects to the side of the property and is visible from the highway. Care has been taken to ensure that the

scale, form and design of the extension is subservient to the main house. As the host building is a small vernacular cottage with a traditional stone slate pitched roof, the design of the extension has taken reference from this with the extension being of a single storey pitched roof design to the rear and reading as a lean-to form from the side of the building

Following the initial consultation response from the Built Environment Officer, the proposal has been reconsidered by the applicant, taking on board the comments and the proposal size, reduced to ensure a smaller floorplan and subservient relationship with the host building.

### Materials

As set out in the Heritage Statement, the proposed extension replaces an existing lean-to extension which was added at a later date to the construction of the original house. Whilst there would be removal of the exterior wall to enable the proposed extension, the bricks would be re-used as far as practical for the proposed extension, which would ensure a traditional appearance and consistency with the host building. The original and historic plan form of the cottage would still be easily read. The extension introduces a large, glazed element to the rear to allow for light into the building and views overlooking the rear garden to the property. Adding glazed elements gives the extension a lightweight contemporary feel, which does not compete with the host building. The natural grey Welsh slate roof which is proposed adds a traditional material which is consistent with the historic character of the building. The introduction of three conservation style rooflights to the extension will give a streamlined profile. The design of the extension, including materials, openings and glazing has been carefully considered to respect the host building and its single storey form, reading as an extension, ensuring subservience and preserving historic character.

The majority of the extension is located to the rear of the property with a small side projection in a lean-to form, which is the only aspect visible from Moss Lane, behind a tall hedgerow. No trees will be lost through the proposed development and the proposed extension does not encroach into the garden area of the property. There is no loss of greenspace or reduction of spaciousness around the property as the extension is subservient and has a low single storey profile, subservient to the host building.

Policy HE2 states that the Council will not permit alterations and extensions that would be detrimental to the significance of the Listed Building including fabric, appearance, historic interest or setting. However it also states that the rehabilitation, maintenance repair and enhancement of listed buildings will be encouraged.

In this case, it is considered that the proposals will preserve and allow investment into the Listed Building whilst ensuring a liveable accommodation that is suitable for long term habitation and as such complies with Policy HE2.

#### Parking Provision

The property currently benefits from two off road parking spaces. These will be retained. It is considered that the proposals meet the requirements of the Highway Authority and comply with Policy C2, GR2 and RD3 of the DALP.

#### Private Amenity Space

Sufficient private amenity space would still remain following the implementation of the proposed works to accord with the requirements set out in the Design of Residential Development Supplementary Planning Document.

### **7. CONCLUSIONS**

Considering the above, the proposal complies with Policies RD3, C2, HE2, CS(R)20, GR1 and GR2 of the Halton Delivery and Allocations Local Plan and the House Extensions Supplementary Planning Document and should be approved.

### **8. RECOMMENDATION**

That both applications are approved subject to the following conditions:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals in the Development Plan set out below. The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with planning applications in accordance with Part 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015
2. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason :- In accordance with Section 91 (as amended) of the Town and Country Planning Act 1990.

3. Development should be carried out in accordance with the approved plans:
  - Elevations, Sections & Site Plans - WA4 6UU/RL/01 Rev A
  - Floor Plans - WA4 6UU/RL/02 Rev A

Reason: For the avoidance of doubt.

4. No development shall take place until samples of the materials to be used in the construction of the external surfaces (e.g roofs, walls, floors, windows) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- In the interests of visual amenity, and to comply with Policy GR1 and HE2 of the Halton Delivery and Allocations Local Plan.

## **9. BACKGROUND PAPERS**

- 9.1 The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection at the Council's premises at Municipal Building, Kingsway, Widnes, WA8 7QF in accordance with Section 100D of the Local Government Act 1972

## **10. SUSTAINABILITY STATEMENT**

As required by:

- The National Planning Policy Framework (2019);
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.