

10/01241/FUL: CONSTRUCTION OF PITCHED ROOF OUTBUILDING IN REAR GARDEN,  
88 CURCH STREET WERRINGTON  
VALID: 10 SEPTEMBER 2010  
APPLICANT: MRS BETH LAIRD  
AGENT: ARC SURVEY AND DESIGN  
REFERRED BY: CLLR DARREN FOWER  
REASON: IMPACT OF THE OUTBUILDING UPON THE AMENITIES OF THE  
OCCUPIERS OF THE ADJOINING RESIDENTIAL PROPERTIES  
DEPARTURE: NO  
  
CASE OFFICER: MIKE ROBERTS  
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## **1 SUMMARY/OUTLINE OF THE MAIN ISSUES**

The proposal is for the erection of a small outbuilding in the rear garden of a grade II listed residential property in the Werrington Village Conservation Area.

The main considerations are:

- a) the impact of the outbuilding upon the amenities of the occupiers of the adjoining residential properties
- b) the impact of the outbuilding upon the setting of the listed building and the character and appearance of the Werrington Village Conservation Area.

The Head of Planning, Transport and Engineering Services recommends that the application is **APPROVED**.

## **2 PLANNING POLICY**

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

### **Development Plan Policies**

**Relevant policies are listed below with the key policies highlighted.**

#### **The Peterborough Local Plan (First Replacement)**

DA2 The effect of development on the amenities and character of an area  
CBE3 Development affecting Conservation Areas  
CBE7 Development affecting the Setting of a Listed Building

## **3 DESCRIPTION OF PROPOSAL**

The proposed rear outbuilding is to have a square footprint with each side measuring 3.65m. It is to have a very shallow 15 degree pitched roof with a ridge height of 2.92m. The ridge is to be orientated in a near north-south alignment. The eastern and southern elevations are to be set in by 1m from the southern and eastern property boundaries. The west facing elevation is to be 2.35m from the western boundary of the garden. The north elevation is to be 6.5m from the rear elevation of the existing dwellinghouse. The outbuilding is to be set 0.3m lower than the existing ground level of the rear garden area of the property. There are door and window openings in the north elevation and two rooflights are proposed in each of

the two roof slopes. The elevations of the outbuilding are to be of a reclaimed red brick with the roof to be of an orange clay tile.

#### **4 DESCRIPTION OF SITE AND SURROUNDINGS**

The property is located on the southern side of Church Street in the heart of Wellington Village. The property is grade II listed and located within the Werrington Conservation Area. The building dates from the 18<sup>th</sup> Century. It is a very small cottage, possibly the smallest dwelling in the village. It based on a narrow plan of approx. 6 metres depth, painted stone rubble with a steeply pitched pantile roof, and low eaves. The building has an unattractive single storey flat roofed rear extension, providing bathroom and kitchen facilities. The principle building has a single room at ground floor and a landing and small eaves bedroom at first floor. The building is very much in keeping with traditional buildings in the village and a rare surviving example of a simple vernacular cottage.

The rear garden of the property has a depth of 11m with a general width of 7m. There is a mature apple tree located in the south west corner of the garden, the trunk of which is located 2m from the rear boundary and approximately 0.6m from the western boundary. A narrower spreading more upright apple tree is located centrally in the rear garden. The boundaries to the rear garden of the property are varied in height and form. The boundary with the dwelling to the east of the property (no.90 Church Street) comprises a 1.8m tall close boarded fence closest to the rear elevation of that dwelling and thereafter a short length of a brick wall to 1.8m height, followed by a 2.2m high stone wall that was up until relatively recently the rear wall of a former outbuilding and thereafter to just short of the southern boundary wall a 1.35m high stone wall with vertical glazing on top that forms a part of the neighbours greenhouse. The rear garden of no.90 is at a lower level than the applicant's rear garden. The remaining 1.7m of the boundary comprises a red brick wall to a height of 1.6m. The rear boundary is entirely of red brick and is staggered in height with the majority, when measured from the applicant's side being 1.8m in height and the remainder towards the western boundary having a height of 2.1m. The western boundary comprises a low brick wall with trellis above to an overall height of approximately 1.3m for the first 4m of the boundary with principally fencing to a height of 2.1m leading to the southern boundary.

To the rear of no.88 is relatively new dwellinghouse i.e. no.8a Amberley Slope, which has its rear elevation sited approximately 6.5m behind the shared boundary wall. Most of the rear garden of no.8a is set lower than that of the application property although immediately abutting the shared rear boundary wall it has a raised patio that reduces the height of the boundary wall to approximately 1.6m on the side of no.8a such that standing within the patio would permit easy overlooking into the rear garden of no.88.

#### **5 PLANNING HISTORY**

| Application Number | Description                                | Date       | Decision |
|--------------------|--|------------|----------|
| 10/00900/FUL       | Construction of outbuilding in rear garden | 02.09.2010 | REFUSAL  |

#### **6 CONSULTATIONS/REPRESENTATIONS**

##### **INTERNAL**

**Building Control** – Building Regulation approval would not be required.

**Conservation Officer** - There is no objection to the principle of the new building and this will not harm the setting of the listed building. The rear of the application property has a very unpleasant painted brick single storey extension. The facing material is to be a reclaimed red facing brick - this will match no 90 Church Street which is two storeys. The roof has a shallow pitch of 20 degrees. Rather than use Welsh slate it is recommended that either a pantile (Sandtoft Olympus Clay pantile) – which can be laid at 22 degrees – (so very nominally increase in roof pitch required) or the Sandtoft 20/20 plain tile (which can be laid at 15 degree pitch) is used. The point being that both are red clay and would be more sympathetic with the pantile to the listed building)

##### **EXTERNAL**

**8A Amberley Slope, Werrington** – No objections in principle but want the outbuilding sited to have minimal visual impact from their rear garden. Any outbuilding to serve the dwelling should be located on the site of the former outbuilding within the rear garden of the property that has been demolished. The ridge height should be related to the top of the existing southern boundary wall to minimise the imposing feeling, the orientation of the outbuilding should be parallel to their property and the roof should be of pantiles rather than slate. Objection to the current proposal on the grounds that the existing view from their rear lounge windows of the old cottages with pantiled roof tops within the Conservation Area would be lost.

## **7 REASONING**

### **a) The impact of the outbuilding upon the amenities of the occupiers of the adjoining residential properties**

The previous application was refused planning permission on the grounds that the siting of the outbuilding would prejudice the general amenities afforded to the occupiers of nos.90 Church Street and no.8a Amberley Slope given the immediate proximity of the siting of the outbuilding immediately adjacent to the east and south boundaries of the site. Specifically it would have reduced sunlight and daylight from the immediately adjacent traditional part brick/part glazing greenhouse to the rear of no.90 Church Street the glazing of which forms a part of the shared west boundary with no.88 and it would have resulted in an intrusive overbearing impact to the use of the rear patio of no.8a Amberley Slope.

Whilst the scale of this revised outbuilding proposal is essentially identical to that the subject of the previously refused proposal there have been changes to the siting of the outbuilding and also to the floor level of the outbuilding such that the impact of the building would no longer have an adverse impact to the amenities of the occupiers of the three adjoining residential properties. Specifically the setting in of the building by 1m would permit a significant improvement to the levels of light to the adjoining greenhouse of no.90 and would remove any potential harm by way of overbearing impacts. The latter is also aided by the rear garden of no.90 being set lower than that of the rear area of the garden of no.8a and by the presence of the 2.1m high shared stone boundary wall with the application property that would restrict visibility of the outbuilding from much of the garden of no.90.

The setting in of the outbuilding by 1m from the southern boundary and the reduction in its height by lowering the outbuilding into the ground by 0.3m would significantly reduce the physical overbearing impact of the outbuilding in relation to the use of the patio area to the rear of no.8a Amberley Slope such that the presence of the outbuilding would not physically, it is considered, adversely impact upon the level of amenity afforded to the patio area of that property. The occupiers of no.8a Amberley Slope have principally raised objection about the proposal on the grounds that their view from their lounge windows detrimentally affected by the siting and height of the outbuilding. In this respect the outbuilding, despite its relocation would indeed still be visible from both the rear garden of no.8a and also from the windows in its rear elevation. However, the use of traditional materials that will reflect those of the existing listed dwellinghouse and the general space that around the outbuilding would mean that the general views from the rear of no.8a would not be affected.

The location of the outbuilding to the north of no.8a will mean that there would be no loss of light to the rear of no.8a. In addition the presence of the outbuilding in the proposed location is likely to improve the enjoyment of the use of the patio of no.8a as it would distance the general activity within the garden of no.88 further away from the shared rear boundary between the two properties. It is considered that there is a justifiable need for an outbuilding to serve the property given the small nature of the dwelling within which areas for storage purposes would be limited.

### **b) The impact of the outbuilding upon the setting of the listed building and the character and appearance of the Werrington Village Conservation Area.**

The outbuilding is considered to be of a simple scale, design and appearance that would reflect that of the existing listed dwellinghouse such that it would not adversely impact upon its setting. The outbuilding would not impact upon the general character and appearance of the Werrington Village Conservation Area being of a pleasing traditional design and appearance. It would not be visible from the general public realm. The occupiers of the dwelling to the rear of the site, no.8a Amberley Slope have raised

objection on the grounds that the view into the Conservation Area from the rear rooms of their dwelling would be adversely affected to the detriment of their general amenities. However, it is considered that the separation distance between the rear elevation of their dwelling and that of the proposed outbuilding will be sufficient to enable clear views of the rear elevations and roofs of the dwellings to the north of their property. Further the use of traditional materials for the outbuilding i.e. reclaimed red brick and clay orange pantiles will provide for a building that would not detract from their existing outlook.

## **8 CONCLUSIONS**

The outbuilding is of a scale and location that would not be detrimental to the amenities of the occupiers of the immediately adjacent residential properties.

The outbuilding is to be of a satisfactory design and general appearance such that it would not adversely impact upon the general character and appearance of the Werrington Village Conservation Area.

The outbuilding is to be of a simple modest scale, design and general traditional appearance such that it would not be detrimental to the setting of the existing dwellinghouse which is a grade II listed building.

## **9 RECOMMENDATION**

The Head of Planning Services recommends that this application is **APPROVED** subject to the following condition.

**C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

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

**C2 No development shall commence until a sample of a reclaimed red brick has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the outbuilding shall accord with the approved details.**

Reason: To ensure a satisfactory external appearance to safeguard the setting of the Listed building and the character and appearance of the Werrington Village Conservation Area in accordance with policies CBE3 and CBE7 of the Peterborough Local Plan (First Replacement).

**C3 Notwithstanding the submitted information the Rooflights hereby approved shall be of a Conservation Rooflight design in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the roofing material shall be Sandtoft 20/20 plain tiles. The construction of the outbuilding shall accord with the approved details.**

Reason: To ensure a satisfactory external appearance to safeguard the setting of the Listed building and the character and appearance of the Werrington Village Conservation Area in accordance with policies CBE3 and CBE7 of the Peterborough Local Plan (First Replacement).

Copy to Councillors: Fower, Burton, Thacker