

Item D. 5 **06/00206/CON** **Permit - Conservation Area Consent**

Case Officer **Mrs Helen Lowe**

Ward **Lostock**

Proposal **Conservation area consent to demolish existing bungalow and construct a two storey house with detached double garage and associated works.**

Location **Croftlands 34 Grape Lane Croston Lancashire PR26 9HB**

Applicant **Mr And Mrs B Thompson**

Background This application seeks conservation area consent to demolish an existing bungalow at 34 Grape Lane in Croston. Planning permission for a replacement dwelling on the site was granted in 2005.

Planning Policy The following policies in the Adopted Chorley Borough Local Plan Review are considered relevant:

- HT8 Control of Demolition in Conservation Areas

Planning Policy Guidance Note 15: Planning and the Historic Environment is also considered to be relevant.

Planning History 9/05/00569/FUL Demolish existing bungalow and construct two storey house with detached double garage and workshop and associated external works
Approved 30.11.05

9/06/00010/FUL Demolish existing bungalow and construct a two storey house with detached double garage and workshop with new vehicular access.
Withdrawn 01.03.06

Consultees Responses Head of Development and Regeneration (Economic Regeneration & Conservation Manager): Croftlands (No 34) is a relatively modern (60s) building, of undistinguished design and suburban style and layout – part of an unfortunate infill/redevelopment of a former cottage site. It contributes little or nothing to the quality of the conservation area, so demolition per se would not, in my view, be contentious. Moreover, as there is an extant , detailed consent for a replacement dwelling, there is no need to hold conservation area consent up pending resolution of issues regarding the latest revised proposals.

To avoid the creation of an unsightly gap in the street scene between demolition and (possibly long delayed) redevelopment, I would advise a condition be imposed under section 17(3) of the Act, as applied by section 74(3), to provide that demolition shall not take place until a contract for the carrying out of the works of redevelopment has been made in accordance with the (or an) extant planning permission as advised by PPG15.

Croston Parish Council: wishes to reiterate objections raised to the original application 05/00569/FUL:

- The building is out of character with the surrounding properties and will have a detrimental visual impact on the street scene;
- The building does not reflect the character of the mainly older properties nor enhance the conservation area and is itself of a design which may be found on numerous new housing developments throughout the country.

Third Party Representations

Three letters of objection has been received from residents of nearby properties. They make the following comments:

- The design of the house is not in keeping with the area;
- The scale, appearance and design of the proposal are such that the building, garage and workshop would dominate the immediate area and would violate the principles of a Conservation Area;
- The siting of the garage to the front of the building is out of keeping with all other properties in the Conservation Area.

Assessment

Policy HT8 of the Local Plan sets out a number of criteria that must be met before consent for the demolition of buildings in Conservation Areas will be granted:

The applicant must demonstrate that:

- The building is not of intrinsic architectural or historic value and its removal will not adversely affect the character or appearance of the Area;
- Proposals for redevelopment or replacement buildings have been secured and guarantees for its completion;
- Any new buildings and/or redevelopment will positively contribute to the character/appearance of the Area.

In determining the previously approved planning application for the replacement dwelling it was considered that the existing bungalow on the site has a neutral impact on the Conservation Area and that the proposed replacement dwelling is of a standard that would preserve and enhance the Conservation Area. I can see no reason to change this view. The existing bungalow is not considered to make a positive contribution to, nor enhance the appearance of the Conservation Area, therefore the loss of the bungalow is considered acceptable. Detailed plans for the replacement dwelling have been thoroughly considered and approved and the design, scale, form, details, materials and setting of the replacement dwelling are considered to be sympathetic to the context.

Conclusion

In view of the comments received from the Conservation Officer and the fact that planning permission has been granted for a replacement dwelling on the site, it is considered that the proposal meets the requirements of policy HT8 and recommend that permission be granted.

**Recommendation: Permit - Conservation Area Consent
Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Demolition of the building shall not take place until a contract for the carrying out of works of redevelopment of the site has been made in accordance with an extant planning permission and has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving and enhancing the character and appearance of Croston Conservation Area by avoiding the creation of an unsightly gap in the street scene and in accordance with PPG15 and Policy No. HT8 of the Adopted Chorley Borough Local Plan Review.
