
Delegated report Officer: Teresa Turner

Application ref. DMPA/2019/1043

The reslating of the existing kitchen roof and the insertion of a rooflight, the insertion of a catslide dormer to rear roof of main house and the conversion and renovation of the detached garage block into a family room at 55 Castle Street, Melbourne, Derbyshire, DE73 8DY

Valid date: 30/08/2019

Consults expired: 14/10/2019

EIA development?

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

9/0287/0868 – Demolish kitchen and erect new rear kitchen extension – approved with conditions on 13/04/1987

The above application relates to the existing single storey rear extension that is proposed to be reroofed.

Responses to consultations and publicity

The Conservation Officer comments as follows; Conditions are suggested to secure details of the proposed repairs to the outbuilding, including the extent of rebuilding necessary at the rear corner, and potentially a materials condition if works involve any new masonry or slates being imported into the site.

The existing rear kitchen range is to be reroofed, the materials section of the application form states 'no change' for roof coverings. The heritage statement states that the roofing would be in 'matching slate' but it is not at all clear whether this means 'new slate to match' or 'existing slate refixed', clarification will be required and if the former a materials condition applied to ensure that control over the suitability of any replacement is maintained.

Officer comments; No clarification on the kitchen roof tiles has been forthcoming.

Melbourne Civic Society suggest that the original catslide form of the house roof should remain the same, being an important part of the original design concept. We also think that the new dormer seems to have too shallow a pitch.

Melbourne Parish Council has raised no objections.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- 2016 Local Plan Part 1 (LP1): Policy S2 (Presumption In Favour of Sustainable Development), Policy SD1 (Amenity & Environmental Quality), Policy BNE1 (Design Excellence), Policy BNE2 (Heritage Assets)
- 2017 Local Plan Part 2 (LP2): H27 (Residential extensions and other householder development), BNE10 (Heritage)

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)
- Melbourne Conservation Area Character Statement 2011 (CACS)

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- The impact on the heritage assets (listed building and conservation area); and
- The impact on the living conditions of the adjoining properties and the general character and appearance of the area.

Planning assessment

The impact on the heritage assets (listed building and conservation area)

The property is a Grade II listed building covered by part of a listing applied to 4 properties, each forming one half of a pair of adjoining houses, the two pairs each being similar but not identical to each other. Number 55 is the southern-most of the group. The site also sits within the Melbourne Conservation Area. The listed group of properties are red brick with stone detailing on frontage and the southern gable end is roughcast rendered, including the southern gable chimney.

The proposed extension to the main house would consist of a cat-slide dormer to the rear roofslope to enable the creation of a second floor ensuite bathroom. The work would represent a modest projection from the plane of the roofslope which would be set well in from the southern gable end of the building and as such it would not be visible within the streetscape.

The re-slatting of the rear kitchen roof would be considered acceptable and imposing a condition would secure the use of appropriate tiles if new slate is required. The submitted plan (drawing no. 420.02) specifies a flush fitting rooflight (Neo range from The Rooflight Company) and this is considered appropriate. Being to the rear these works would have no impact on the existing street scene or the character and appearance of the conservation area.

The existing single storey outbuilding in the rear garden is proposed to be converted to ancillary accommodation as part of the proposals. This building may initially have been used in connection with the local market garden activity however it has subsequently seen a degree of alteration for use as a garage. The proposal involves removal of external render and repointing of brickwork, internal insulation, repair of windows and doors, some degree of rebuilding at one corner of the building which is in poor condition and the removal of a garage door which would then be infilled with an insulated stud wall with exterior joinery replicating the character of the existing timber garage doors, but fixed as a non-openable feature. Internally the layout would be altered and new stairs inserted however the main contribution that the outbuilding now makes to the significance of the listed building and its neighbours arises from its presence and external character. The proposed use would improve the external appearance as well as providing a more substantial use for the outbuilding which is no longer large enough to serve as garaging for typical modern vehicles.

The proposals would preserve the special architectural and historic character and appearance of the Melbourne Conservation Area as none of the proposed works would have any material impact upon the appearance of the area as experienced from the public realm, and the proposals would preserve the special significance of the property as a listed building, with these objective being described as 'desirable' objectives within sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such the proposal would be compliant with the objectives within Policy BNE2 of the LP1 and Policy BNE10 of the LP2.

The impact on the living conditions of the adjoining properties and the general character and

appearance of the area

The proposed works to the main listed house (non-habitable ensuite addition to the roof and the re-slating of the roof and the addition of a high level rooflight to single storey rear range) would have no impact on the amenities of the surrounding neighbours and being located to the rear of the plot, there would be no impact on the general character of the area.

The existing outbuilding would be converted to a family room with the existing garage doors to the south side being replicated with high level windows with a cill height of 2m above the internal floor level. This side of the outbuilding forms the boundary with the neighbour (The Old Coach House) and the proposed non-opening doors would have no impact on the amenities of this neighbour nor would it impinge on their existing vehicular access/driveway.

The joinery in the existing openings to the north side of the detached outbuilding would be replaced with a fully glazed door into a new lobby area and an existing storm proof window would be reconfigured to become a full height fixed glazed screen. The existing west side boundary treatment between the application site and the garden of the attached neighbour (57 Castle Street) would provide adequate screening to preserve the current privacy levels between them. The proposed new door in the west gable of the outbuilding would face onto the rear amenity space of the host and the existing window to the east gable, which would be refurbished, faces the rear of the host. Due to the existing boundary treatment, neither of these ground floor openings would impact on the amenities of the surrounding neighbours.

The proposals would therefore be considered to be in accordance with the requirements of NPPF and with Policy BNE1 of the LP1 and Policy H27 of the LP2 in that the proposals would be of a scale and character in keeping with the host property and would not be unduly detrimental to the living conditions of adjoining properties or the general character of the area.

The proposal would conform to Policy SD1 of the LP1 in that it would not lead to adverse impacts on the environment or amenity of existing and futures occupiers within and around the proposed development.

The proposal would conform to the requirements of the NPPF and the NPPG and with Policy S2 of the LP1 in that planning applications received by the Council that accord with the policies in the Local Plan Part 1 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay unless material considerations indicate otherwise.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	23/10/2019
Report agreed:	23/10/2019
Authorised officer:	Richard Stewart
