

TOWN AND COUNTRY
PLANNING ACT 1990

PLANNING AND COMPULSORY
PURCHASE ACT 2004

PLANNING ACT 2008

**PLANNING APPLICATION ON
BEHALF**

OF:

MR TONY WILSON

**PLOVERS MOSS, TARPORLEY
ROAD, OAKMERE CW8 2EP**

**Application for the demolition
of a single storey room and
erection of a single storey
orangery**

**SUPPORTING PLANNING
STATEMENT**



Holmcroft

Townfield Lane

Tarvin

Cheshire

CH3 8EG

PAL Reference: PAL/1031

Dec 2020

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1 INTRODUCTION

1.1 PREAMBLE

1.1.1 Planning Angel Ltd (PAL) have been commissioned by Tony Wilson to prepare a supporting Statement for the planning application for the demolition of an existing single storey room located to the side of the existing dwelling and the erection of an orangery at Plovers Moss, Tarporley Road, Oakmere CW8 2EP.

1.1.2 This statement has been produced to explain the design rationale of the proposal and to set out the main planning considerations.

1.1.3 The alterations proposed to the property are to improve the use of the existing floorspace available to the residents. Currently the single storey room located to the side of the dwelling needs structural attention and the applicant seeks its removal and replacement with a glazed orangery extension.

1.1.4 The alterations will result in a well-proportioned and balanced addition to the dwelling.

1.1.5 This Statement demonstrates how the design and planning objectives respond to the advice contained within the National Planning Policy Framework (NPPF), and the relevant policies of the Cheshire West and Chester Local Plan (July 2019). The Delamere and Oakmere Neighbourhood Plan has not reached a stage that it can be materially considered.

2 SITE CONTEXT

2.1 THE SITE

2.1.1 The application property is a large country house set back from Tarporley Road (A49), within a generously sized garden and adjacent equine paddock with detached stable/store building with accommodation over.

2.1.2 The detached property is situated within its own estate and as such command privacy from its nearest neighbouring properties.



2.1.3 The property fronts onto a driveway and the existing extension is located to the side and the replacement extension, in the form of an orangery, will project from the stepped rear elevation of the building. The orangery will replace a historic ground floor side extension, the structural integrity of which is deteriorating and warrants replacement by the proposed extension.



3 PLANNING HISTORY

3.1 CONTEXT

3.1.1 The site's planning history is listed below:

Ref Number	Description	Decision
07-1045-FUL	Stable block and store with first floor staff accommodation and adjacent manege	Application permitted
4/27423	Proposed Storage Building	Application permitted
4/19925	Conversion of Outbuilding to One Residential Unit	Application permitted

3.1.2 Note: No planning history relates to additions to the main dwelling.

4 PROPOSED DEVELOPMENT

4.1 SUMMARY

- 4.1.1 To the side of the dwelling is a ground floor room providing living space for the occupants of Plovers Moss.



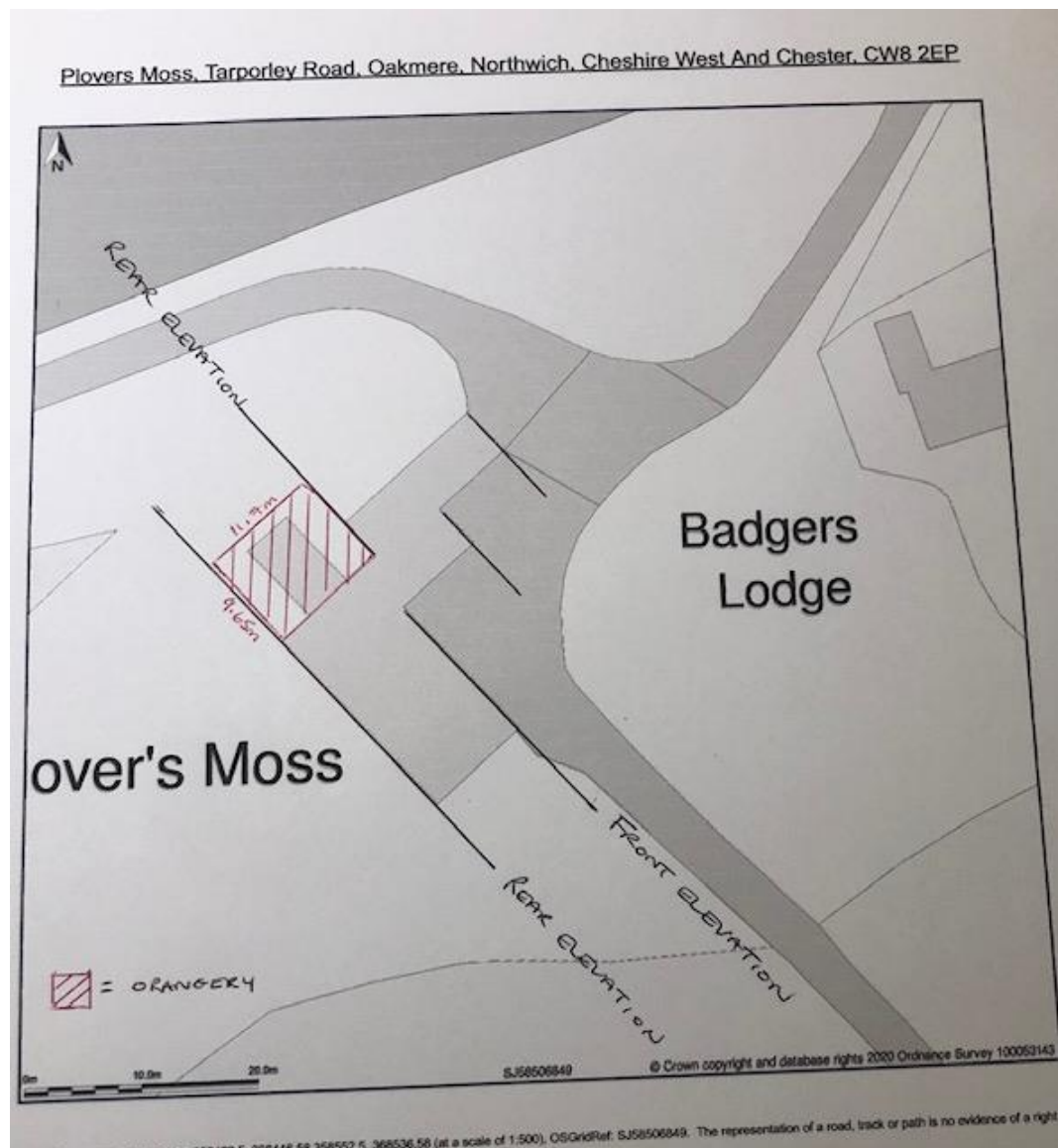
Left - Rear elevation of the house



Above – side elevation of the house (Red star marks structure to be demolished)

- 4.1.2 The applicant seeks to demolish the existing ground floor room and replace with an orangery extension measuring 9.65m X 11.7m X 4m.
- 4.1.3 The demolition of the existing room creates a staggered rear wall, this extension fills in the area between the side elevation and the rear wall. (Note: This application is submitted by virtue of the extension protruding more than 6 metres off the stepped rear wall. It should

be noted that if it were pulled of the rear stepped elevation, it would be considered a side extension and permitted development.).



- 4.1.4 Notwithstanding that this is a large addition, given that it replaces a large single storey element of the building, it is considered that the positioning on the building is sensitive and assimilates well, overall remaining subordinate to the large country house – especially given the predominantly glazed design of this addition allowing transparency to view the original house from afar.
- 4.1.5 The materials used in any exterior work (other than materials used in the construction of orangery frame) will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

5 PLANNING POLICY

5.1 INTRODUCTION

5.1.1 The following section of this report references national and local policy contexts and provides a planning appraisal of the acceptability of the proposal from a planning perspective. It will also address all relevant policy areas that can be considered as material considerations.

5.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

5.2.1 The 2019 NPPF sets out the Government's planning policies for England and how these are expected to be applied. The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2.2 The relevant paragraphs in relation to this application are;

5.2.3 Para 7- The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

5.2.4 Para 11- The presumption in favour of sustainable development. For decision-taking this means:

5.2.5 c) approving development proposals that accord with an up-to-date development plan without delay.

5.2.6 Para 124 – The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

5.2.7 This application is therefore fully consistent with the above NPPF objectives.

5.3 CHESHIRE WEST AND CHESTER LOCAL PLAN

5.3.1 The following policies are relevant to the determination of this application and are considered to align with the principles, aims and objectives of the NPPF and are considered to carry significant weight.

5.3.2 Policy DM 21 Development within the curtilage of a dwellinghouse - Proposals within the residential curtilage of a dwellinghouse for extensions, alterations, new outbuildings or

structures, annexe accommodation, replacement dwellings, boundary treatments and hard surfacing, will only be supported where they meet the relevant criteria set out below.

5.3.3 Extensions, alterations, and outbuildings/structures

5.3.4 Extensions and alterations to existing dwellings, or the construction of ancillary outbuildings or structures within the residential curtilage will be supported only if, taking into account any previous development to the original building or within its curtilage, they meet all of the following criteria:

1. the resulting development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting;
2. the resulting development would not have a significantly adverse effect on the amenities of nearby residential properties, or the future occupiers of the dwellinghouse;
3. suitable provision is included for access and parking;
4. where the building was originally constructed for a non-residential purpose e.g. agricultural, religious, or industrial use, the resulting development would be of a limited scale consistent with the retention of the architectural and functional character of the original building; and
5. in the Green Belt, the resulting development would not result in disproportionate additions over and above the size of the original building.

5.3.5 The assessment of whether a development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting, will have particular regard to the design, scale, height, massing, material finishes, visual appearance and character of buildings, and the prevailing layout and landscaping of the development.

5.3.6 Policy ENV 6 - High quality design and sustainable construction - As set out in the National Planning Policy Framework (NPPF), the Government attaches great importance to the design and quality of the built environment, stating that 'it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes'

5.3.7 New development will be required to demonstrate that it is appropriate to the character and context of the local and surrounding environment. This will require consideration of the

prevailing layout, urban grain, legibility, landscape, amenity, density and mix of uses, scale and height, massing, appearance, important views, historic routes and materials.

5.3.8 STRAT 9 Green Belt and countryside - Development must be of an appropriate scale and design to not harm the character of the countryside.

5.3.9 This application is consistent with the above Local Plan objectives.

5.4 DELAMERE AND OAKMERE NEIGHBOURHOOD PLAN

5.4.1 Delamere and Oakmere Parish Council has applied to register a Neighbourhood Area for the purposes of producing a Neighbourhood Plan under Regulation No. 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended), on 30 January 2020.

5.4.2 The Neighbourhood Area includes:

- the civil parish of Delamere and Oakmere (excluding two small areas which fall within the Kelsall & Willington and Norley Neighbourhood Areas)
- part of the civil parish of Manley
- part of the civil parish of Norley

5.4.3 This site falls within the NP proposed boundary. As the Neighbourhood plan is in its earliest stages it cannot be materially considered.

6 PLANNING CONSIDERATIONS

6.1 INTRODUCTION

- 6.1.1 The applicant wishes to demolish a single storey element of the existing dwelling and replace it with an orangery – a predominantly glazed timber framed structure, with glazed lantern, and mounted on a brick wall (brickwork to match the existing dwelling).
- 6.1.2 The area to be demolished is large being a dominant visual addition due to its construction compared to the proposed orangery. Although the footprint of the orangery is greater due to filling in the void area around the current extension, visually due to the construction of the orangery - that extension should appear subordinate given the glazed construction. When viewed from the surrounding garden the glazing will introduce transparency and give views through the orangery allowing the original dwelling to be visible and be the dominant backdrop.
- 6.1.3 In accordance with NPPF and the relevant Cheshire West and Chester Local Plan policies, this extension is considered appropriate to the character and context of the building and its surrounding environment. Full account has been made of the design and finish of the existing building in terms of scale, height, massing, material finishes, visual appearance, and character of buildings - and the design of the orangery maximises the space available, whilst remaining subordinate and not detracting from the character of the dwelling.
- 6.1.4 The resulting development would not have a significantly adverse effect on the amenities of nearby residential properties, or the future occupiers of the dwellinghouse.

7 CONCLUSION

7.1 SUMMARY

7.1.1 This Statement has demonstrated that the proposed extension is fully compliant with the National Planning Policy Framework and the relevant policies set out in the adopted Local Plan.

7.1.2 The overall size and scale of the proposal - bearing in mind the size of the country house, together with the demolition of the existing room, which this orangery replaces – is considered not to result in a disproportionate addition over and above the size of the original building. The massing and materials are considered to harmonise with the existing dwelling and preserves its character and appearance.

7.1.3 There are no neighbour amenity implications, given the separation distance from and location of the nearest dwellings.

7.1.4 The proposed scheme is of a high standard of design and takes an appropriate approach to the following key design elements:

- The characteristics of the main dwelling have informed both the extent and nature of the extension.
- The proposed development is of a siting, scale and design that is consistent with the appearance of the original dwelling.
- The extension would be of appropriate materials and finishes to reflect the context of the site and surroundings.
- The proposed development would not impact upon the amenities of neighbouring properties.

7.1.5 The NPPF identifies that a good standard of amenity should be provided for future and adjoining occupiers of land. Policy DM21 of the Local Plan highlights that development needs to respect the living conditions of existing neighbouring residential occupiers and future occupiers. The development is considered to be appropriate to the character and context of the local and surrounding environment thereby according with policies DM21 and STRAT9 of the Local Plan, with consideration given to policy ENV6.

- 7.1.6 As part of the planning balance the fall-back option should be noted, in that the repositioning off the stepped rear wall would create a side extension of a similar size that could be considered permitted development.
- 7.1.7 We therefore respectfully request that this application is granted without delay.