**Minutes of Extraordinary Planning Meeting of Avon Dassett Parish Council**

**Tuesday 6th June 2017, 7.30 pm at The Reading Room.**

The meeting commenced at 7.30pm.

1. Apologies: (with acceptance of apologies). Mike Blakeman

2. Present: Trevor Gill (Chair), Darrell Muffitt, Liz Hirst, Martyn Heard

Members of the public: Mike Forbes

3. Declaration Of Interests: There were no Declaration of Interests

4. Trevor Gill read Mike Blakeman's report (copy attached – Appendix 1) re the following planning applications.

***Application(s) reference: 17/01220/LBC***

Proposed: Extension and roof amendments plus additional drainage and minor works

At: Naddumor, 17 Avon Carrow, Avon Dassett, Southam CV47 2AR

For: Mrs Deborah Brangwyn

***Application(s) reference: 17/01284/FUL***

Proposed: Extension and roof amendments plus additional drainage and minor works

At: Naddumor, 17 Avon Carrow, Avon Dassett, Southam CV47 2AR

For: Mrs Deborah Brangwyn

The meeting accepted Mike's report and agreed to accept his recommended submission. The clerk to take the appropriate action to upload this onto the Stratford on Avon District Council ePlanning system.

The meeting closed at 7.40pm.

## Appendix 1

## AVON DASSETT PARISH COUNCIL

**PLANNING APPLICATION 17/01284/FUL and 17/01220/LBC**

**17 Naddumor, Avon Carrow, Avon Dassett, CV47 2AR**

## Summary

- The application is a Full Planning Application and Listed Building Consent for the construction of a single storey extension and roof amendments.
- The applications replace the withdrawn applications submitted in July 2016
- The application site was the former butler's pantry, laundry rooms and boiler house at Avon Carrow.
- The existing property is itself not listed but is attached to and lies within the curtilage of Avon Carrow which is partially Grade II listed and within the Avon Dassett conservation area and as such requires Listed Building consent.

The applications can be viewed at:

https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=OPBKOAPM0GO00

https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=OOYTLCPM0GO00

## Observations

**Planning / Design and Access Statement**

**Impact of the Proposals on the Historic Asset**

The applicant states that the "proposals do not involve any work specifically to the listed building itself", however, the proposed extension, although much reduced in scale, will still have some impact on the existing building when viewed from the south west and south east.

The applicant also states that "There is no intention to interrupt the important views of the listed building". Whilst it is fair to say that the scale of the extension has been much reduced, the proposed development will still have some impact upon the main South-East elevation even with the pitched roof element set well back. The applicant has sought to make the extension slightly more sympathetic by incorporating crenellations on to part of the frontage to reflect the architectural detailing of the Grade 2 Listed building. The elevational drawings only show a very small section of the main building and it is therefore difficult to judge what the extension would look like in relation to the entire elevation.

The proposed pitched roof to the extension is of an altogether different shape, scale and quality to the main building and to my mind out of keeping with the rest of the building and indeed all the previous extensions.

It is stated that the other views of the proposals are only from the applicant's own private garden. This is obviously incorrect as the proposals will not only be visible from the adjacent properties but also from the adjacent grounds and the public footpath the runs across the elevated land to the north east of Avon Carrow.

It is stated that the new roof will not alter the applicants view from their garden to the corner bay feature on the southern corner of the main building but the roofs will alter the views from the windows and gardens of the adjacent properties.

The applicant notes that it will be possible to see the new extension from the first-floor corner bay of No.1 and the dormer windows of Nos 12 and 14. "It is believed that these are mainly bedrooms" The fact that the views of the new extension are from (just) bedrooms is irrelevant.

**Pre-Application Advice**

Reference is made to on an on-site discussion with Mr Marshall from the planning department in 2008 which was in relation to the previous application and has no relevance to the existing application. Within the Listed Building Application reference is made to a pre-application consultation with Mr R Parker-Gulliford of Stratford District Council and a letter dated 28 September 2016 claiming that "All aspects of the re-designed proposal accepted other than a reservation regarding the apex roof". The letter has not been attached to the application and therefore cannot be commented.

**Practical Problems with Existing Property**

Great emphasis is placed on the fact that the application aims to resolve various problems with rainwater discharge and water penetration. These in themselves are construction issues within the existing structure and fabric and are in themselves not sufficient justification to warrant the construction of an extension.

**Proposals**

Whilst the layout may still solve the applicants need to improve the current kitchen, the overall design would still impact on the existing listed building. The pitched roof is still out of context with the adjacent properties as can be seen from "Street Scene" south east elevation. A better solution would have been a properly constructed flat roof that is more sympathetic to the previous extensions to the main building.

The new pitched roof will still impact to some extent on the adjacent properties most notably in respect of the views from the upper level of No.14.

**Conclusions**

- Although the proposed extension is relatively small in the context of the whole of Avon Carrow and the impact on the adjacent properties has been somewhat reduced, the revised proposals would still have an impact on the appearance of the existing building and would still impact on the adjacent properties.
- In the context of a development adjacent to a locally significant listed building the proposed pitched roof over the extension is not all sympathetic with the existing building.

**Recommendation**

**Object**

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty to preserve the significance of listed buildings. The addition of the extension to No. 17 would be harmful due to the impact on the historic fabric.

Although it would not be visible directly from any neighbouring buildings it would be visible from the adjacent properties within Avon Carrow, from the footpath to the north east and from the wider landscape.

The design of the extension would detract from the historic design of the listed building.

Mike Blakeman
Vice-Chairman
Avon Dassett Parish Council
29 May 2017

**From:** planning.applications@stratford-dc.gov.uk
**Subject:** Stratford-on-Avon District Council: E-Planning Comment - Application Reference: 17/01284/FUL
**Date:** 7 June 2017 at 20:45
**To:** avondassett.clerk@googlemail.com

# Planning Application Comment

Planning & Building Control, Environmental Services, Stratford-On-Avon District Council
Elizabeth House, Church Street, Stratford-upon-Avon. CV37 6HX
Telephone: 01789 260303 Facsimile: 01789 260306 Minicom: 01789 260747
Website: www.stratford.gov.uk Email: planning.applications@stratford-dc.gov.uk

**It is not necessary to submit hard copies of your comments**

| | |
|---|---|
| Application Reference | 17/01284/FUL |
| Address | Naddumor 17 Avon Carrow Avon Dassett Southam CV47 2AR |
| Proposal | Extension and roof amendments plus additional drainage and minor works |

| | |
|---|---|
| Your Name | Avon Dassett Parish Council |
| Email address | avondassett.clerk@googlemail.com |
| Your Address | The Reading Room, Avon Dassett, Southam |
| Postcode | CV47 2AS |
| Phone Number | 0000 |
| Nature of Submission | Object to the application for the following planning reasons |
| Comments | Object for the following reasons:<br><br>Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty to preserve the significance of listed buildings. The addition of the extension to No. 17 would be harmful due to the impact on the historic fabric.<br><br>Although it would not be visible directly from any neighbouring buildings it would be visible from the adjacent properties within Avon Carrow, from the footpath to the north east and from the wider landscape.<br><br>The design of the extension would detract from the historic design of the listed building. |
| Date of Submission | 07/06/2017 |

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