

Application Number 07/2018/5742/HOH

Address The Water Tower
2 Cop Lane
Penwortham
Preston
Lancashire
PR1 0SR

Applicant Mr Gary Hall

Agent Mr Stuart Pascoe
14 Hill Road
Penwortham
PR1 9XH

Development Erection of porch to front and conservatory to side following demolition of existing porch and conservatory. Widening of driveway to front and replacement windows

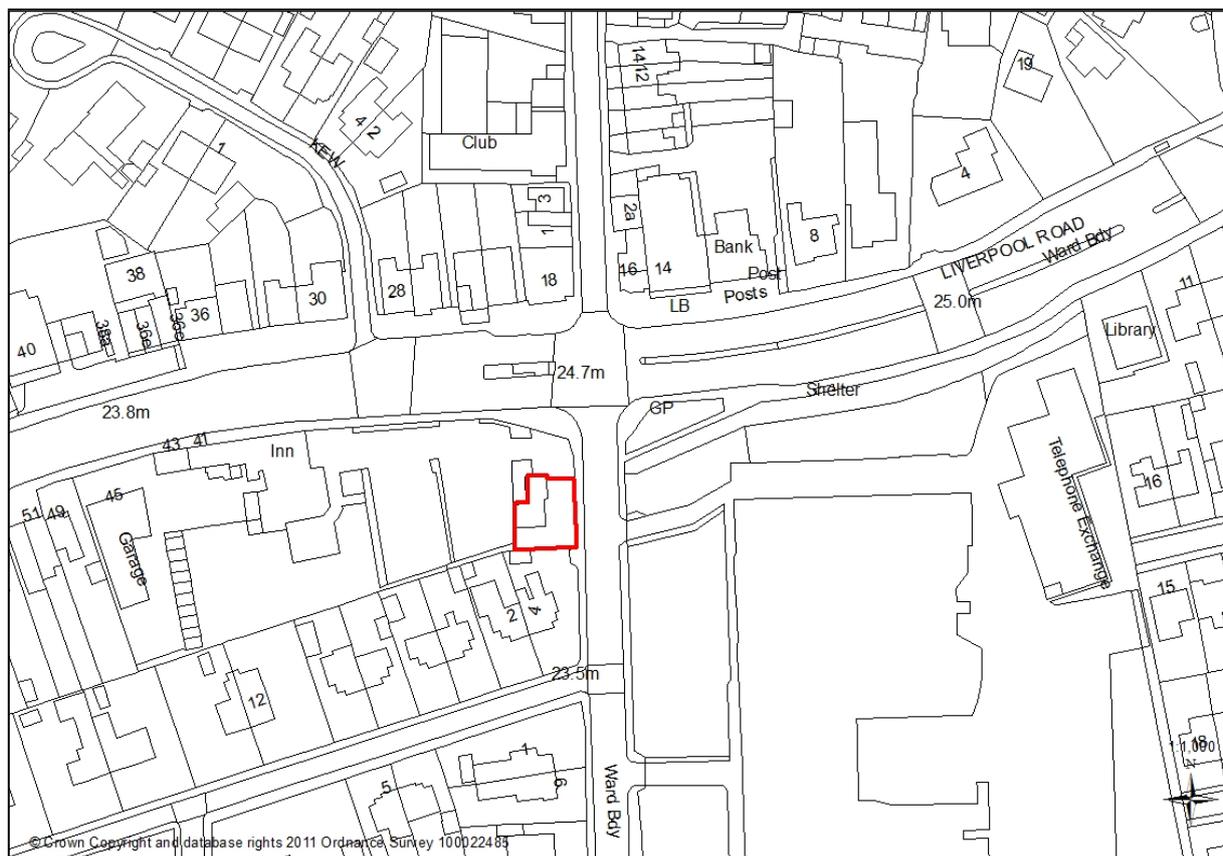
Officer Recommendation Approval with conditions

Officer Name Mrs Debbie Roberts

Date application valid 20.08.2018

Target Determination Date 15.10.2018

Extension of Time None



1. Introduction

1.1. This application is brought before Committee as the applicant is a serving Local Authority Officer.

2. Report Summary

2.1 No: 2 Cop Lane, Penwortham ('The Water Tower') is a semi-detached property located at the corner of Cop Lane and Liverpool Road, Penwortham. The Tower comprises single, two and five storey sections in residential use.

2.1. The property is a locally listed structure, sitting within both Penwortham District Centre and Rawstone Road Conservation Area.

2.2. The applicant seeks permission for a series of minor external changes to allow refurbishment of both outside and inside of the Water Tower, Penwortham. Proposals have been subtly designed in a manner appropriate to the heritage asset and its setting, and on assessment against relevant policy are considered compliant. Loss of amenity to neighbouring residents would be negligible.

2.3. Representation has only been received from one resident, and LCC Highways have no objection subject to conditions. It is therefore recommended that permission is granted subject to the imposition of conditions.

3. Application Site and Surrounding Area

3.1. No: 2 Cop Lane, Penwortham ('The Water Tower') is a semi-detached residential property located at the corner of Cop Lane and Liverpool Road, Penwortham, and accessed via small garden/parking space off Cop Lane.

3.2. The property comprises two storey main section with modern conservatory addition to the southern side; this being screened by 2m brick wall. The northern corner comprises 5 storey water tower currently used as bedroom, bathroom and storage space.

3.3. To the west is The Fleece Inn whose car park abuts the Water Tower, whilst in the south are no's 2 and 4 Rawstone Road (semi-detached residential). Facing across Cop Lane in the east is the former Government Building site with extant permission for retail use.

3.4. Wrapping around the north and west elevations is no: 27 Liverpool Road; a single storey, commercial property in separate ownership, and with its own small car park.

3.5. The property sits within both Penwortham District Centre and Rawstone Road Conservation Area, for which an Article 4 Direction is in place. The Water Tower is also a locally listed structure as identified by the Penwortham Neighbourhood Development Plan. An attempt to have the building formally listed in 1970 was unsuccessful, but the property retains many of its original features and decorative character.

4. Site Context / Planning History

4.1. There are 4 planning applications on the history of this site.

- 07/1997/0373 and 07/1997/0696 for change of use from residential to health & beauty spa, and office/library/sauna/gym were both refused in December 1997
- 07/2003/0556 – replacement of aluminium windows with softwood to match existing. Approved July 2003
- 07/2006/0484/FUL – erection of conservatory. Approved July 2006

5. **Proposal**

5.1. The application seeks permission for erection of replacement porch to front and replacement conservatory to side following demolition of existing structures, and widening of driveway to front.

5.2. Porch

5.2.1. The property currently benefits from a small storm porch (0.8m x 2.3m) over the main entrance door. A new 'lych gate' style, enclosed porch measuring 1.8m x 2.7m, with a pitched roof of no more than 4m would replace this structure. The porch would be constructed in materials to match the main property; namely reclaimed red facing brick, with an oak frame. Decorative herringbone brickwork would infill the apex of the front elevation.

5.3. Conservatory

5.3.1. The proposal includes a grey aluminium conservatory to replace a white UPVC one of the same footprint (5.3m x 2.6m), but with a mono-pitched rather than pitched roof measuring no more than 3.7m; 0.6m higher than the existing. The screening courtyard would be retained

5.4. Parking

5.4.1. Although parking provision on site is acceptable, it is awkward to access. The proposal therefore suggests widening of the existing entrance to allow easier entry.

5.5. Replacement Windows

5.5.1. Currently the building includes a number of UPVC and softwood windows; all of which are in a dishevelled state. These would be replaced with aluminium slimline windows in grey – much more appropriate for a building of this nature, and similar to those replaced in 2003.

5.6. A number of other measures are also proposed for the essential maintenance of the building. These do not require planning permission, but as works to the building would be particularly visible, for the record they include:

- Refurbishment of external brickwork and mortar work where damaged
- Repair of areas of the roof where water ingress is an issue
- Internal replaster to remedy water damage
- General repair to rainwater goods – replacement where necessary in a seamless, aluminium style
- Removal of internal spiral staircase (not original) – to be replaced with timber stair
- Installation of sprinkler system into tower section (2nd – 5th floors)
- General cosmetic, internal refurbishment

6. **Summary of Supporting Documents**

6.1. The application and scaled plans are accompanied by a Heritage Statement (Inscope)

7. **Representations**

7.1. Summary of Publicity

7.1.1. A site notice and newspaper advertisement have been posted, and two neighbouring properties consulted.

7.2. Letters of Objection or Support

7.2.1. One letter of objection has been received from the resident of no 4 Cop Lane (adjacent) who questions the proposal to install '*contemporary, grey plastic windows*' and the porch; requesting that the '*natural handmade windows from 25 years ago*' should be replaced with something which will not date. The respondent also worries that this would set a precedent in the area

7.2.2. The proposal seeks to replace the conservatory and windows in slimline aluminium not UPVC - material often used on conservation projects as they are less visible in situ than traditional windows, and whilst windows to the building were handmade, they are not original and have not passed the test of time in terms of longevity. Permission was granted in 2003 for replacement of aluminium frames with wooden windows; the objective of building conservation is not therefore to require replication of something which was in itself a replacement.

7.2.3. The porch would be constructed in traditional materials (reclaimed brick and oak) – more than acceptable in design terms.

8. Summary of Responses

8.1. **Lancashire County Council Highways** have fully assessed the application and raise no objections to the proposed development, confirming that development would have a negligible impact upon highways safety and capacity. They acknowledge the slight reduction of onsite parking in light of the properties sustainable location.

9. Material Considerations

9.1. *Article 4 Direction* – Article 4 directions allow the Local Planning Authority to withdraw 'permitted development' rights, requiring planning permission to be obtained for minor works which otherwise would not need consent. Such a direction was imposed on Rawstorne Road Conservation Area in 1998 and prevents any external work to the front and side of all properties within the defined area, or on walls which face a highway or open space; in this case all Water Tower elevations. It should be noted however that in the absence of the Article 4 direction, only the proposed porch would require planning permission.

9.2. Site Allocation Policy

9.2.1. The site is designated as within both the Conservation Area and Penwortham District Centre, to which Core Strategy Policy 16 (Heritage Assets) and Local Plan Policies G17 (Design) and E4 (District Centre) refer.

9.2.2. Core Strategy Policy 16 seeks to protect heritage assets and their setting by supporting development which enhances the assets historic significance; in particular those recognised as being in poor condition. The 2018 National Planning Policy Framework also states that when determining planning applications, Local Authorities should consider the desirability of putting heritage assets to their optimal viable use, and any positive contribution to local character and distinctiveness.

9.2.3. Local Plan Policy G17 supports this sentiment but considers design in more detail. It ensures that developments do not impact upon the amenity of neighbouring residents, the character and appearance of the area and highways safety or capacity

9.2.4. Local Plan Policy E4 (District Centres) aims to protect and enhance the vitality and viability of District Centres, in this case to avoid any demonstrable harm to the shopping offer in Penwortham.

9.2.5. In addition, the Penwortham Town Neighbourhood Development Plan identifies this property as one for inclusion on its list of locally important, historic buildings. The South Ribble Local List for Penwortham reflects this stance.

9.3. Character and Appearance of the Area

9.3.1. Although within an allocated retail centre, the Water Tower has been in residential use for some time. Its upgrade however would bring visual benefits to the property as a heritage asset, to the wider conservation and retail areas, and to the commercial premises which forms part of the towers ground floor. Proposed changes are minimal, but have been sympathetically designed whilst enabling modern living accommodation. They would also be more fitting for an old building than existing fixtures, and would remedy a number of small, but inappropriate and especially visible maintenance attempts. In terms of the aforementioned policy, the proposal is considered fully compliant.

9.3.2. Impact Upon Neighbouring Properties

9.3.2.1. Other than the commercial property below, the closest residential property would be no: 4 Rawstone Road whose rear single storey elevation faces the side of the Water Tower at approximately 6m distance; the neighbours two storey enjoys 12m spatial separation. As the common boundary wall is also the side elevation of both existing and proposed conservatories, and the neighbours own garage screens the structure from view, it is considered that any loss of privacy, overlooking or general residential amenity as a result of redevelopment would be negligible.

9.3.2.2. Other than the premises noted above, adjacent properties are commercial in nature and more than 40m away; more than acceptable for a proposal of this nature.

10. Conclusion

10.1. The applicant seeks permission for a series of minor external changes to allow refurbishment of both outside and inside of the Water Tower, Penwortham. Proposals have been subtly designed in a manner appropriate to the heritage asset and its setting, and on assessment against relevant policy are considered compliant. Loss of amenity to neighbouring residents would be negligible.

10.2. LCC Highways have no objection subject to conditions, and it is recommended that permission is granted subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. Works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of the Decision Notice.
REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and suite of documents:
 - o Proposed elevations and floor plans (GHPA-02: Inscope)
 - o Heritage Statement (Inscope)
 - o Site Plan (GHPA-06: Inscope)

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. No part of the development shall be commenced until the section 184 agreement under the Highways Act 1980 has been entered into for the dropped crossing within the adopted highway. The dropped crossing to be constructed in accordance with a scheme and time scale that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 184 agreement, under the Highways Act 1980

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all traffic to enter and leave the premises in a safe manner without causing a hazard to other road users and to be in accordance with Policy G17 in the South Ribble Local Plan 2012-2026..

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

16 Heritage Assets

South Ribble Local Plan

E4 District Centres

G17 Design Criteria for New Development

Penwortham Neighbourhood Development Plan

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. Highways Note: The amended vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges), The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact LCC before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".