
APPLICATION DETAILS

Application No:	19/0629/LBC
Location:	8B Astbury, Middlesbrough, TS8 9XT
Proposal:	Erection of glass veranda to front
Applicant: Company Name:	Mr & Mrs Paul
Agent: Company Name:	Mr Lawrence Wall ERW Joinery Ltd
Ward:	Marton West
Recommendation:	Approve Conditionally

SUMMARY

The application seeks listed building consent for the erection of a veranda (canopy) at the front of the residential property which is a listed building.

The key issue to consider as part of this application is the potential impact of the proposed veranda on the character and setting of the listed building.

Whilst the structure is proposed at the front of the property, the historic setting of the property has altered over time and has lessened in prominence within the immediate area, with the front garden appearing more akin to a rear garden when viewed from the wider area.

Although the veranda would be considered a modern addition to the historic property, the report concludes that the veranda would be a minor development that would have a neutral effect on the listed building and would not harm its setting. A conditional approval is recommended.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is a residential dwellinghouse situated on the northern side of Astbury, at the head of the cul-de-sac. Along with the attached neighbouring property it is a listed building.

Listed Building Consent is sought for a veranda to the front of the dwellinghouse measuring 2.0 metres in length, 3.8 metres in width, 2.2 metres in height to eaves and 2.5 metres in height to the lean to roof.

The canopy would be an open structure, having an aluminium frame and glass panes in the roof. The structure would be finished in a pastel green colour (RAL 6019).

A separate application for full planning permission has also been submitted.

PLANNING HISTORY

19/0739/FUL

Erection of glass veranda to front – Application under consideration

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

Middlesbrough Local Plan

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).

National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

DC1 – General Development
CS4 – Sustainable Development
CS5 – Design
MWNP – Marton West Neighbourhood Plan
UDSPD – Urban Design SPD

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

The application was subject to the standard notification of neighbouring properties, which included 11 separate addresses. After the consultation period, the application for listed building consent received four formal written objections. Below is a summary of the comments and objections received.

8 Farmside Mews objects:

- The proposed materials (aluminium and glass) do not comply with the Neighbourhood Plan or the original development planning permission for the development refurbishment.
- The veranda detracts from the overall elevation of the Grade 2 Listed Farmhouse and barn buildings at 8 Farmside Mews and 8A Astbury which have remained unchanged since 1740. They are the oldest inhabited buildings in Middlesbrough and should remain unchanged and unspoiled.
- The veranda can be seen clearly from the road at Astbury.

- The development would impact on the light and sightline of the existing farmhouse with associated glare from sunlight on the glazed roof into the main bedroom of 8A Astbury.
- No drainage is shown on the drawing with water run-off deluge directly into the garden.
- The application states no fixings to the Grade 2 external fabric, which is incorrect as several fixings of the canopy to the wall are required.

8A Astbury objects:

- The development would be a modern addition to the property and totally out of keeping with the façade of our house and the cottage, which look of similar construction but would detract from the listed architectural and historical provenance of the site.
- The development would not be in accordance with the existing materials or design used in the construction of Bonnygrove Farmhouse and Cottage.
- There are no details for rainwater run-off. The amount of rainwater could have an impact on my property.
- The original planning application for the development, architects drawings and the current neighbourhood plan did not allow the use of aluminium to be used on the development.

8C Astbury objects:

- The structure would be seen from the road and the materials proposed to be used are not within the stated guidelines for the listed property which we believe would affect the in-keeping theme of the cul-de-sac.

Councillor Chris Hobson objects:

- The erection of the veranda is not in keeping with this listed building.

Public Responses

Number of original neighbour consultations	11
Total numbers of comments received	4
Total number of objections	4
Total number of support	0
Total number of representations	0

Site notice posted –
3rd December 2019

PLANNING CONSIDERATION AND ASSESSMENT

1. The principal issue as part of the application is the potential impact of the development on the host listed building.

Planning Policy Context

2. The application site lies within the housing estate of Astbury, being an established residential area in south Middlesbrough.
3. The application requires consideration against local policies CS4 (Sustainable Development), CS5 (Design), and DC1 (General Development) of the Core Strategy, policies MW5 (Built Environment) and MW6 (Design) within the Marton West

Neighbourhood Plan as well as the guidance contained within the Council's Urban Design Supplementary Planning Document. In essence, these Policies seek high quality sustainable development that does not harm the local environment and minimises the impact on neighbouring properties. The Urban Design SPD offers guidance relating to the size of development and how proposals may affect their surroundings.

Historic and Current Context

4. The application property of No. 8b Astbury was built as a farm cottage, built slightly later than the attached farmhouse, now 8a Astbury. It was built as Bonny Grove Farm in the late eighteenth or early nineteenth century.
5. During the late twentieth century, the farm use was lost and the farm complex was converted to residential use and dwellings constructed around it as part of a housing estate. This has resulted in Nos. 8a and 8b functioning as semi-detached dwelling houses with limited curtilages surrounded by close boarded timber domestic fences. Both front elevations of Nos. 8a and 8b face southeast, but their front gardens are enclosed with high timber fences typically found enclosing back gardens. This arrangement would suggest that the front elevation and garden of both properties could read like a rear garden, particularly when viewed from the highway. The local road layout and proximity of modern dwellings (three properties to the east have their rear gardens facing Astbury) adds to the visual uncertainty about which elevation is the front and which is the back, or indeed how either property is accessed, which is quite different from what historic maps evidence existed originally.

Heritage Assets

6. The properties are listed Grade II, described as Bonny Grove Farmhouse and Farm Cottage, Nos. 8a and 8b Astbury are rural, former agricultural survivors within a modern housing estate, which is where their significance lies, from a historic building perspective. They have traditional timber sliding sash windows, clay pantiles and brick walls with white render, which contrasts with the red brick, cement tiles and uPVC fenestration on the modern dwellings that surround them. Their curtilages have been reduced over time and their settings evidently heavily compromised by the close surrounding residential development. Notwithstanding this, however, their survival provides evidence of the rural development in this area before the town expanded.
7. Immediately to the rear of Nos. 8a and 8b are Nos. 8, 8c and 9 Astbury, which can be accessed off Farmside Mews. These are also Grade II Listed as barn, horse-mill, stable and cart shed circa 10 metres northwest of Bonny Grove Farmhouse, which is also mid-to-late eighteenth century, some rebuilt in the early-mid nineteenth century. Now also in residential use, its setting has also been harmed by the close proximity of modern, residential development. Its significance as evidence of a rural survivor remains, but is considered to have been diminished.

Assessment of Impact on Heritage

8. The veranda is proposed to be fixed to the front elevation, above two windows, and near to where No. 8b adjoins No. 8a. It is a small structure in metal and glass, in a subtle traditional style. It is considered that the use of glass for the roof panes and the open sides would provide a lightweight and largely transparent addition which would thereby minimise its visual impact on the front elevation of the building and on the neighbouring Listed properties. It will read as a modern addition, and would not be prominent when viewed from the highway due to the intervening fence and hedge. The proposed veranda is a structure which is relatively easily removed with no impact to the structure of the host property, therefore, whilst this application proposes it as a permanent addition, it is capable of being removed with minimal physical impact on the Listed Building. It is recommended that a condition be imposed for any small fixing holes into the render to be made good should the veranda be removed in the future.

Conclusion

9. On balance, the development sought by this application is considered to comply with the relevant local Policies of the Core Strategy and paragraph 192 of the NPPF as the minor development would result in a neutral impact that sustains the significance of former Bonny Grove Farmhouse and its setting and the setting of the nearby former farm buildings.
10. It is the officer recommendation to conditionally approve the application.

RECOMMENDATIONS AND CONDITIONS

1. Approved Plans

The development hereby approved shall be in accordance with the following approved plan.

- (a) Site Location Plan (received 8th January 2020)
- (b) Proposed Site Location Plan (received 8th January 2020)
- (c) Proposed Elevation Drawing and Plan (received 19th December 2019)
- (d) Veranda End View (received 1st November 2019)

Reason: To define the consent.

2. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3. Future Removal of Veranda

Should the veranda hereby approved be removed from the building, all fixing holes shall be made good to remove physical evidence of the addition to the building. All work of making good shall be finished to match the existing, original work in respect of material, colour, texture and profile.

Reason: In order to safeguard the special architectural and historic interest of the building in line with the Chapter 16 of the NPPF.

Reason for Approval

This application is satisfactory in that the design of the veranda to the front of the property accords with the principles of the National Planning Policy Framework (NPPF) and, where appropriate, the Council has worked with the applicant in a positive and proactive way in line with paragraph 38 of the NPPF (2018). In addition, the erection of the veranda would accord with the local policy requirements (Policies CS4, CS5 and DC1 of the Council's Core Strategy and MW5 and MW6 of the Marton West Neighbourhood Plan) as well as the relevant guidance in Chapter 16 (Conserving and enhancing the historic environment) of the NPPF.

In particular, the veranda is designed so that its appearance is not harmful to the existing Listed Building and so that it will not have a detrimental impact on the amenity of any adjoining premises. The veranda will not prejudice the setting of the Listed Building nor the character and appearance of the local area, and does not significantly affect any landscaping nor prevent adequate and safe access to the site.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

Case Officer: Peter Wilson

Committee Date: 7th February 2020

