

99/0765P	WITHIN THE CURTILAGE OF ROYD FARM, CARR ROAD, DEEPCAR, 36
F	ERECTION OF A DWELLINGHOUSE AND GARAGE
22/07/1999	
N	W N Milton W N Milton

BACKGROUND

Permission was refused on 10th May this year in respect of an identical application

Outline permission has also previously been sought for residential development on this site. Application 96/1063P for two bungalows and 97/0424P for 2 houses were refused in December 1996 and July 1997 respectively, on the grounds of harm to the setting of the Listed Building.

LOCATION AND PROPOSAL

The site of just under 0.1 hectare lies immediately adjacent and to the south of Royd Farmhouse, a Grade II Listed Building. Although there is housing development on the opposite side of Carr Road, with the exception of the farm buildings the land on the western side is open in character; it forms part of a significant green wedge which continues, as Fox Glen, down into Deepcar. The site is bounded by hedges, and is described by the applicant's agents as forming part of the curtilage of the existing domestic property.

The proposed development, comprises a two-storey house (with two large bedrooms) and a detached double garage served by an enlarged vehicular access. Although the application is for full permission the agents have indicated a willingness to consider alternatives in terms of siting and design.

SUMMARY OF REPRESENTATIONS

Two letters of objection have been received, which reiterate points previously made in response to consultation on the previous application, as follows:-

- 1) Development of the site would be damaging to the environment and wildlife of this part of the countryside; previous outline applications have been refused for this reason.
- 2) Part of the application site is currently used for vehicle parking and in the absence of other parking facilities, there would be additional parking in the road if the development were to go ahead, this would cause a traffic hazard.
- 3) The proposal would conflict with the objectives of the UDP in keeping this area as open space, and the proposed building would block neighbours' views of open countryside.

PLANNING ASSESSMENT

The key UDP Policy in this case is LR5 "Development in Open Space Areas". In general terms, the policy safeguards designated Open Space Areas from development which might cause harm in any of several identified ways. One of these criteria refers specifically to harm to the character of a wedge of open countryside, another to harm to the setting of a Listed Building.

The proposals have been carefully assessed, having particular regard to these aspects, and by comparison with the previous outline proposals for two dwellings.

Despite the built-up nature of the eastern site of Carr Road, the buildings of Royd Farm are prominent and salient features in a very pronounced green space. The addition of the proposed house to this group would greatly increase this visual transgression and diminish the openness of the landscape, particularly when seen from Carr Road or Hollin Busk Lane to the south west of the site.

The new house and garage would also compete for visual prominence with the farm house, so spoiling its setting which, is seen as that of a traditional, though conspicuous group of farm buildings on the edge of open countryside. Again, this would be most evident in views from the south west

No special circumstances have been put forward to outweigh the strong policy objection in this case. With regard to the point concerning the existing outillage, the fact that the land is enclosed by hedges does not make it any less a part of the countryside adjoining Royd Farm

Refusal is therefore recommended
RECOMMENDATION: VISITING ITEM

99/0800P | FLASH COTTAGE, FLASH LANE AND MOORWOOD LANE, 6

F | ALTERATIONS TO BARN FOR USE AS EXTENSION
29/07/1999 | TO DWELLINGHOUSE
N |
| Dr L Neal & Dr T Jones
| Price Tomlinson Architects

OBSERVATIONS AND REPRESENTATIONS. This is a Listed Building. Please refer to application no. 99/0801P below for a report.

RECOMMENDATION. GRANT CONDITIONAL

Subject to

- 01 Development begun within 5 years from the 5th day of October 1999.
- 01 Requirements of the Town and Country Planning Act.
- 02 Before the development is commenced, full details of the following items shall have been submitted to and approved in writing by the Local Planning Authority, and the extension shall not be used unless such works have been carried out in accordance with the approved details.-

- (i) proposed doors and windows, indicating details including dimensions and reveal depth, materials, pattern, finish and