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Subject: WA/101/19/L

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The application relates to the conversion of an existing detached garage into ancillary annexe accommodation for a dependent relative. The garage, whilst of modern construction is located in the grounds of a Listed Building.

As part of paragraph 189 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. Whilst a statement has been provided, the local plan policy reference are incorrect as they refer to the previous plan, as opposed to the current one which was adopted in 2018.

This Listed Building is an early C19, two storey detached house. It has stuccoed elevations and a slate roof. There is a doorway with flat hood over supported on narrow wooden uprights. It is of aesthetic significance.

The garage appears to be of modern construction of painted brick walling with plain clay tiles to a pitched gable ended roof. It is rectangular in plan shape.

The proposal

For the purposes of this application, the only relevant issues relate to the change of use of the structure, and the external works required to make the space habitable.

The concept of the change of use to that of residential is considered acceptable, and in keeping with the established character of the local area, and that of the host dwelling.

The external works involve a number of additional windows and a door. It is noted that these will be white painted and wooden, and that the glazing will consist of the 'slimlite' double glazed units. Both the materials and glazing are considered to be acceptable as they respect the character of the main listed building. Details of the joinery will be required by way of condition in order to ensure that they are suitable in terms of their appearance.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or its setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, these comments and the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).