

Planning Application 17/01028 Old Orchard, Chinham Road, Bartley

Item 6 for PC meeting 13th Feb 2018 : Planning Update : Reports the following:-

Ref No	17/01028
Address	Old Orchard, Chinham Road, Bartley
Application for	Single storey rear and side extensions; porch; alterations to fenestration; addition of tile hanging to front elevation
Decision	Grant Subject to Conditions
Parish Council's recommendation	1 - We recommend PERMISSION; but would accept the decision reached by the NPA's Officers under their delegated powers, with the following comment: As the property lies within the conservation area, the Council believe that the exterior door/window materials should be brown not white UPVC as is more in keeping with existing and neighbouring properties.

Background:-

From Parish Briefing Note:-

Issues Identified by Planning Officer: ·

- The proposed development would fall just within the 30% limit and would therefore comply with Policy DP11.
- **The house itself is not of specific vernacular interest, although it does lie within the Conservation Area and design would therefore need to be carefully assessed.**
- Impact upon neighbours will be assessed more clearly on site.

From Building Design & Conservation Area Officer:-

Proposals are to upgrade a late 20th century dwelling within the Forest North East Conservation Area. Tile hanging will add a traditional feature to the dwelling and would be a fitting addition. Details should be submitted as to the type and pattern. Natural red clay tiles would be appropriate. While I would not object to upgrading and extending the house in principle, the proposed flat-roofed extension does not particularly complement the gabled, pitched roof dwelling in design terms. **I would also advise that white uPVC windows will stand out in this context. A darker colour of window frames would be more fitting, as would true glazing bars rather than artificial glazing bars sandwiched between the glass.**

Conservation has no objection.

Both the above "background documents/comments were available to the Parish Council at its meeting on 9th January 2018 when this application was considered.

Update:-

Abstract from Officer's Report for Application No: 17/01028:- Full Application

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend permission but will accept a delegated decision. As the property lies within a Conservation Area the windows should be brown UPVC rather than white as this would be more in keeping with neighbouring properties.

11. ASSESSMENT

11.2.....The window frames on the existing building and the proposed extension would also be changed from brown to white UPVC.

11.6Whilst the concerns raised by the Design and Conservation Officer and the Parish Council in relation to the change to white UPVC are noted, the windows on the existing house could be changed without planning consent.

Summary:-

Permission granted with the acceptance that the existing brown coloured front windows will be replaced with white Upvc windows.

Observation:-

The use of :-

2. We recommend REFUSAL, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers:-

with the following comment:

“As the property lies within the conservation area, the Council believe that the exterior door/window materials should be brown not white UPVC as is more in keeping with existing and neighbouring properties. **This would accord and support the comment made by the Conservation Officer.**”

may possibly have concentrated the thinking on giving more consideration to the observations made by both the Building Design & Conservation Officer and it's endorsement by the Parish Council.

John Goodwin

13th February 2018