

Agenda Item A11	Committee Date 8 June 2009	Application Number 09/00371/CU
Application Site West Lindeth House, 2 Stankelt Road, Silverdale		Proposal Conversion of former nursing home to three dwellings with associated private sewage treatment plant and improved vehicular access
Name of Applicant Mrs B Lord		Name of Agent Barden Planning Consultants, 130 Highgate, Kendal LA9 4HE
Decision Target Date 19 June 2009		Reason For Delay Not applicable
Case Officer		Peter Rivet
Departure		No
Summary of Recommendation		Approval

1.0 The Site and its Surroundings

- 1.1 This is the first of three applications involving West Lindeth House, which is a large two storey detached house to the south of the centre of Silverdale village. They were originally identified as suitable for determination under delegated powers. They have been referred to Committee at the request of Councillor Fishwick, because concern by local people about the impact of the development.
- 1.2 The grounds of West Lindeth House contain a number of mature trees, including a very large Chilean Pine (monkey puzzle). The surrounding area is residential and is characterised by houses with substantial gardens. The whole of Silverdale is included within the Arnside/Silverdale Area of Outstanding Natural Beauty.
- 1.3 The building has been altered and extended at various times. West Lindeth House itself is not listed, but the gate piers at the Lindeth Road entrance to the house are. In addition to this access there is another one at the rear, but it is reached by a steep and awkwardly angled private drive off Stankelt Road, and already serves two private houses at the rear of the site.

2.0 The Proposal

- 2.1 The property was last used as a nursing home but is no longer required as such. It is therefore proposed to subdivide it to create three separate houses.
- 2.2 Two of these would have three bedrooms; the other would have two. A two storey, new build extension would be required at the south west corner of the building, replacing an existing single storey lean-to structure. This has been designed to match the character and materials of the existing building.
- 2.3 A separate outline application has been submitted for two new detached houses in the grounds (09/00377/OUT), as well as an application for Listed Building Consent (09/00378/LB) to cover the alterations to the site entrance. The proposal includes the provision of a foul sewage treatment plant serving all five properties within the site.

3.0 Site History

3.1 There have been no recent planning applications involving this property. The last one was in 1989 when consent was granted for the conversion of a derelict barn to two dwellings and the construction of a new access.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Consultees	Response
Silverdale Parish Council	Observations awaited.
County Council highways	No objections, as the proposal would be likely to reduce rather than increase the number of trips to the site and the applicant proposes to improve the site entrance. Ideally they would like improved visibility both sides of the site entrance. Conditions should be attached to any consent requiring the provision of the improved site access, turning spaces within the site, off street parking spaces. They draw attention to the public footpath adjoining the site.
Environmental Health	Any desk study of possible land contamination should also cover any implications for the three houses proposed here.
Tree Protection Officer	There is a relatively large number of trees within and around the boundaries of the site, many of them large mature ones. A detailed arboricultural statement is required (this request has been referred to the applicant's agent). Where possible, the design of the development should accommodate the constraints presented by the trees, their canopies and root systems.
Arnside/Silverdale AONB Executive	Recognise that the proposal provides an opportunity to bring the building back into beneficial use, but draws attention to the policies in the AONB Management Plan - see letter dated 21 May 2009.
United Utilities	No objections. A separate metered water supply will be required for each dwelling.

5.0 Neighbour Representations

5.1 Two letters have been received from neighbours who object on the following grounds:

- The house is an important example of the work of the Kendal architect George Webster
- The access on to Lindeth Road is dangerous.
- Trees and shrubs in the garden have recently been cut down.

5.2 Councillor Fishwick objects to the proposal on the following grounds:

- The main house is a rare Lancashire example of the work of George Webster
- The house and its garden setting should be protected from development
- The access on to Lindeth Road is inadequate for the number of dwellings proposed, even with the improvements shown.

5.3 Four other letters from neighbours raise no objection to the proposal in principle, one of them indicating that they are happy with the scale and finish of the proposal, but they would wish to see a management scheme for the gardens including measures to protect the existing trees and shrubs within the site. Another asks that the houses should be priced so that they are within reach of young people.

6.0 Principal Development Plan Policies

6.1 Policy SC3 of the Core Strategy covers development in villages, including Silverdale which is one of those identified as containing a full range of five key services.

6.2 Of the "Saved" Policies in the Lancaster District Local Plan, H7 sets out requirements for residential development in villages. Policy E3 requires that development within or adjoining AONBs should respect their character. Policy E33 protects listed buildings from unsympathetic alterations.

6.3 The Arnside/Silverdale AONB Management Plan and the Silverdale Parish Plan, while non-statutory documents, are also material considerations.

7.0 Comment and Analysis

7.1 The scheme, including the extension, has been designed to maintain the form and character of the existing building. The provision of a high grade sewage treatment plant in place of the existing septic tank, and a safer access on to Lindeth Road, represent small but significant community gains. The proposal is therefore consistent with those policies which seek to maintain the character of the AONB.

7.2 As one of the neighbours points out, the house is believed to be the work of George Webster of Kendal who designed a number of early nineteenth century houses in what was then Westmorland and North Lancashire, including Whittington Hall. He is also thought to be the architect of Hazelwood Hall in Silverdale and St John's Church in Yealand Conyers.

7.3 In view of its size it is difficult to see this property being of practical use as a single dwelling house. It might be suitable for conversion to a small guest house or hotel, but such a use would have significantly greater traffic implications. The submitted proposal will provide a significant and attractive building within the village with a secure future. To maintain its overall appearance and setting it is however important to control the way in which the curtilage of the site is divided, and to ensure that the appearance of different parts of the building is not marred by subsequent unsympathetic extensions.

8.0 Conclusions

8.1 Overall the proposal is a well thought out one, consistent with planning policies for the area and it is recommended that consent should be granted.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year condition.
2. Development to be carried out in accordance with the approved plans.
3. Samples of materials used in extension to be agreed.
4. Details of foul drainage plant to be agreed.
5. Trees to be protected from development while development is in progress.
6. Details of any division of the garden surrounding the building to be agreed.
7. Removal of permitted development rights for extensions.
8. Removal of permitted development rights - doors and windows.
9. Vehicular access to be provided before houses are occupied.
10. Provision of turning spaces.
11. Provision of off street garaging/car parking.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

Letter from the Arnside/Silverdale AONB Manager dated 21 May 2009.