DELEGATED REPORT

Recommendation Made: 31 August 2011

Reference:- 11/00666/FUL **Parish:- Barlestone Parish Council**

Applicant:- Mr & Mrs S Morton
Mortimer House
11 Washpit Lane
Barlestone
Nuneaton

Location:- Mortimer House 11 Washpit Lane Barlestone Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Full planning permission is being sought for the erection of a single storey link garden room to be sited along the western elevation to link the existing three storey dwelling with the single storey outbuildings. It is proposed to construct the link building from brickwork to match the existing listed building and to install glazing and plain tiles to the roof. The proposed works also involve the demolition of the existing lobby which is joined to the kitchen on the western end of the dwelling.

Mortimer House (listed as Church Farmhouse) has Grade II listed status from English Heritage. It is located on Washpit Lane, immediately to the north of St Giles Church in an area of Barlestone identified as an area of Special Character in the Hinckley and Bosworth Local Plan 2001.

A heritage statement has been submitted with the planning application.

A separate application for listed building consent is currently under determination, reference 11/00667/LBC.

Relevant planning history:-

02/01070/LBC ALTERATIONS TO OUTBUILDING INCLUDING NEW ROOF WINDOWS AND DOORS
08/00902/LBC ALTERATIONS TO DWELLING
89/00869/4 CONVERSION OF 2 BARNS TO DWELLING AND GARAGES

Consultations:-

No objections have been received from the The Head of Community Services (Land Drainage) and the Councils Conservation Officer.

Comments have been received from Barlestone Parish Council raising the issue that the proposed extensions could be used as additional residential accommodation in the future.

A site notice was displayed and neighbours notified.

At the time of writing this report no comments have been received from:-

Ward Members
Neighbours

Development Plan Policies:-

National Planning Guidance:-

PPS5: Planning and the Historic Environment

Adopted Core Strategy:-

No relevant policies

Adopted Local Plan:-

BE1: Design and Siting of Development
BE4: Alterations to Listed Buildings
BE5: The Setting of a Listed Building
BE19: Open Spaces and Areas of Special Character within Settlements

Supplementary Planning Guidance

House Extensions Design Guidance

Appraisal:-

The main consideration in this case is to safeguard the character and appearance of the listed building, impact on the street scene, neighbouring properties and highway safety.

Policy BE4 states that planning permission will be granted for alterations to listed buildings only if it can be demonstrated that the proposal would not detract from the architectural or historical character or appearance of the building. Planning Policy Statement 5 - Planning for the Historic Environment provides a full statement of Government policies to achieve, the Government's objectives for planning for the historic environment.

The proposals are for a single storey link building which consists of two elements, namely a glazed link and garden room extension. Firstly a 2 metre wide glazed link is proposed between the existing dwelling and an extension which is proposed to the existing single storey outbuilding which has been converted for use as a games room and office. The second element consists of a larger glass and brick extension to the existing outbuilding measuring 5.623 metres x 3.940 metres with a ridge height of 3.6 metres. The larger garden room extension is proposed to have solid brick walls to its eastern and southern elevations with the western elevation shown to be fully glazed set within timber frames.

The smaller link building is proposed to be constructed from timber framed glass doors and windows which will be interspersed with two brick columns. This link building will have a ridge height of 3m and is proposed to have a tiled roof finish to match Mortimer House.

Essentially the larger garden room building can be viewed as an extension to the single storey outbuilding which is already in use as ancillary accommodation to the main dwelling. This extension reflects the linear nature of the existing single storey outbuilding and in terms of its scale it doesn't extend beyond the principal elevation of Mortimer House (southern elevation) which importantly allows this listed dwelling to remain as the prominent feature within the street scene and within this area of special character. The massing of brickwork along the southern elevation of this garden room extension reflects the existing brick gable of the outbuilding, thereby preserving the character and appearance of the listed building. The use of a matching brick along the gable of the proposed garden room extension will ensure that the architectural merit of the listed building is retained and allows the extension to assimilate into the existing complex of buildings, thereby creating a courtyard area to the rear of the dwelling in the process.

The proposed glazed link will have a lower ridge height than the garden room extension (0.6m lower) and 1m lower than the ridge height of the existing outbuilding, this results in its ridge height being level with the string course above the existing ground floor windows of Mortimer House. The small sections of the northern and southern elevations of this glazed link that will be visible from the parking area to the rear and from St Giles Church will be the glazed doors set within timber frames. The glazed link will be set in from the southern elevation of the proposed garden room extension by 1.99m and 4.7m in from the principal elevation (southern) of Mortimer House. Equally it will be set in from the rear elevation (north) of Mortimer House by 2.9. Taking into account its low ridge height, the use of glazing and timber interspersed with brick columns and setting in from the principal and rear elevations of the dwelling the proposed glazed link is considered to represent a sensitive yet subordinate addition to the main dwelling. To this end the proposed glazed link is considered to preserve the character and appearance of Mortimer House. No objections have been raised by the Council's

Conservation Officer in respect of the impact upon the listed building.

Impact on street scene

The extensions are proposed on the western elevation of the dwelling and will be screened from view (not visible from Washpit Lane) by Mortimer House. Therefore there is no perceived impact of development upon the street scene.

Neighbour amenity

There are residential properties surrounding the site which are located to the north, south east and east. Taking into account the siting of the proposed extensions to the western side of Mortimer House and the existence of existing outbuildings that enclose the site boundaries the proposed development is not considered to give rise to loss of residential amenity to surrounding properties.

Highway issues

There are no proposed alterations to the existing vehicular access, parking and turning arrangements at the site, therefore there are no perceived highway issues to take into account.

Other issues

Use of extension as ancillary accommodation

The plans submitted with the planning application clearly show that the extension to the existing outbuilding will be used as a garden room. The use as a garden room is considered to represent ancillary residential accommodation to the main dwelling. If permitted, the proposed garden room will remain as living accommodation. The introduction of an alternative use outside of residential accommodation would require planning permission and such an application would be considered on its own merits.

Conclusion

Overall it is considered that the proposals represent an appropriate form of development for this listed building and does not detract from its historic and architectural character. The proposed extensions, by virtue of their siting, scale and height are not considered to be detrimental to the character and appearance of the street scene, to neighbour amenity or to highway safety. Accordingly it is considered the development proposed would be compliant with Saved Local Plan Policy BE4 and the overarching principles of guidance contained within PPS5.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed works would be in accordance with the development plan and would not be to the detriment of the special architectural or historic interest of this Listed Building or to the setting of this Listed Building within this Area of Special Interest. By virtue of its siting, design, scale and height the proposed extensions are not considered to be detrimental to the character and appearance of the street scene, to residential amenity or to highway safety.

Hinckley & Bosworth Local Plan (2001):- Policies BE1, BE4, BE5, BE19

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawings 11.2667, 11.2667.01, 11.2667.05 received on 15 August 2011.

3 No development shall commence, until representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions shall first be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4 No development shall commence until such time as details, materials and finish of the proposed doors and roof light has been submitted to and agreed in writing by the Local Planning Authority. The works shall then be carried out in strict accordance with approved details.

5 No development shall commence until full details of the eaves and verge treatment, guttering and down pipe (including materials and method of fixing) are first submitted to and approved in writing by the Local Planning Authority and the works shall be implemented in accordance with the approved details.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with Policies BE1, BE4, BE5 and BE19 of the adopted Hinckley & Bosworth Local Plan.

4 To ensure that the development has a satisfactory external appearance to accord with Policies BE1, BE4, BE5 and BE19 of the adopted Hinckley & Bosworth Local Plan.

5 To ensure that the development has a satisfactory external appearance to accord with Policies BE1, BE4, BE5 and BE19 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Scott Jackson Ext 5929