DELEGATED REPORT

Recommendation Made: 20 July 2011

Reference:- 11/00474/FUL **Parish:- Cadeby Parish Council**

Applicant:- Mr W Wright
4 Field Farm
Main Street
Carlton
Nuneaton

Location:- The Meadows Main Street Carlton Nuneaton Leicestershire

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the rear of this linked detached cottage.

The dwelling is constructed from mixed and varied red brick, solid mahogany and plain grey concrete roof tiles.

Amended plans have been submitted showing a brick gable end with revised window details, extra brick on the side (west) elevation and retention of the fully glazed mahogany framed roof units. Due to the minor nature of the works, no re-consultation has taken place.

Planning History:

03/00244/FUL - Demolition of existing dwelling and erection of five dwellings with associated garaging and access (amended scheme) - Approved on 23/01/2004

Consultations:-

Neighbours notified and site notice displayed on 24/06/2011

No objection has been received from:-

Head of Community Services (Pollution)
Carlton Parish Council

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Carlton as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy NE5 - Development in the Countryside

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling, surrounding group of dwellings, the character and appearance of the countryside and on the amenities of the occupiers of neighbouring

properties.

The Principle of Development

The site is located within the settlement boundary of Carlton, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Design and Impact on existing dwelling and the surrounding group of dwellings

The proposed extension will be subordinate in scale to the existing dwelling house. The use of a gabled roof to the rear maintains the character of the dwelling continuing its existing form albeit in a subservient manner.

The original design for a fully glazed conservatory was considered to be unacceptable. In negotiations with the agent amended plans have been received showing a brick gabled end with arched window replicating the existing rear elevation. The rear elevation windows, siding doors and roof will comprise of mahogany glazing units that are sympathetic and match the materials used on the main house.

The group of dwellings in which the cottage belongs were designed around the concept of creating a courtyard development that reflects the character of converted traditional agricultural units around a central farmhouse. For this reason permitted development rights have been removed in order to protect the character and appearance of the dwellings.

However, the collection of buildings are neither historic, listed and do not within a conservation area. It is noted the proposed rear extension will project 3.15 metres from the existing rear elevation wall of the original building to fall in line with the rear elevation wall of no. 3 Field Farm. Although the extension will alter the intended simplistic form of the cottage its sitting in this position on the property will not adversely affect the layout or design of the original group of buildings. By virtue of its position and projection, it will not significantly alter the traditional form or general design and layout of the group of buildings in a way which would detract from its existing character.

The proposal better reflects the simplistic agricultural character of the existing dwelling and adjacent dwellings and is therefore acceptable in terms of the design requirements of Policy BE1.

Impact on Countryside

Although the proposal falls within the settlement boundary, the rear of the site remains open to views of the rolling countryside. Despite open views from the rear, the extension is small in scale, reflects the character of the main house and is in keeping with the group of buildings it forms part. For this reason, it is considered the scheme will not adversely affect the appearance or character of the countryside.

Neighbours Amenities

No. 3 Field Close is to the east of the applicant's site and is a detached property. The proposed extension will fall in line with the rear elevation wall of the neighbour's house therefore no impact on amenities will arise.

No. 14 Main Street is to the north west of the applicant's site and is a detached bungalow. Given the extent to which the extension projects and the 5 metre off-set to the 1.8 metre high wooden fencing along the boundary line with no. 14, it is not considered there will be any material impact on neighbours amenities for that property.

Accordingly, the proposal is compliant with the amenity requirements of Policy BE1 and the SPG.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. In addition, the proposal would not have a detrimental impact on the character and appearance of the countryside. The application is considered to be in accordance with policies BE1 and NE5 of the Local Plan and the adopted SPG on House Extensions and is therefore recommended for approval subject to conditions.

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 development by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the character of the existing dwelling, impact on surrounding group of dwellings, the character and appearance of the countryside or the amenities of neighbouring residents and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & NE5

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

2 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 01 Rev. A - Received on 13/07/2011
Site Location and Block Plan received on 13/06/2011

Reasons :-

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

2 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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

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:- Kevin Roeton Ext 5919