

Delegated Report

Planning Ref: 24/00218/HOU
Applicant: Mr Andrew Hutchinson
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: The Elms Farm Ratcliffe House Lane Ratcliffe Culey
Leicestershire

Proposal: Single storey rear extension and other alterations

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks full planning permission for the construction of a single storey flat roof rear extension and other alterations to a dwelling, The Elms Farm, Ratcliffe House Lane, Ratcliffe Culey.
- 2.2. The proposed single storey rear extension would extend 4.7 metres from the existing rear elevation flush with the main south side elevation and for a width of 13.5 metres across its rear elevation to adjoin the existing rear range. It would have a contemporary flat roof design to a height of 3.1 metres with three raised glazed roof lanterns and extensive full height glazing to the rear and south side elevations. It would be constructed with matching red multi rustic facing bricks and silver-grey aluminium windows, doors, fascia and roof lanterns/lights.
- 2.3. Other alterations include a small extension at the rear of an existing single storey lean-to section on the south side elevation, the replacement of its existing lean-to roof with a new grey plain clay tiled hipped roof and the insertion of additional windows and doors.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located in an isolated position in the open countryside to the east of Ratcliffe Culey. It is a period two storey detached farmhouse style dwelling with gable sided dual pitched roof form. It has a two storey and single storey range with dual pitched roof form extending from its rear elevation along its north side and a lean-to roofed single storey extension across its rear elevation. The rear elevation has a cat-slide roof with three gable fronted dual pitched roof dormer windows constructed with lead walls and grey plain clay roof tiles. There is an open porch to the front elevation constructed with a low level red brick wall with dark stained timber framing above and a dual pitched gable fronted plain clay tiled roof. There is also a small single storey lean-to roofed addition to its south side elevation. The dwelling is constructed with red multi rustic facing bricks, grey plain clay roof tiles and white uPVC windows. It has three feature red brick chimney stacks, brick corbelled eaves and arched brick headers. It is set within a large plot enclosed by field hedgerows and ranch style timber fencing. There is a detached red brick double garage with dual pitched gable sided roof form to the north side with a 15 metres wide and 6 metres deep hard surfaced parking area adjacent to it.
- 3.2. The site lies to the west of a long hard-surfaced single width access track serving the application dwelling, the domestic barn conversion immediately to the northwest and two other isolated dwellings/farmhouses at distance to the south and southeast. There are agricultural fields surrounding the site.

4. Relevant planning history

88/01123/4

- Single storey extension to rear elevation
- Permitted
- 10.10.1988

92/00375/4

- Conversion of barn to dwelling
- Permitted
- 23.06.1992

08/00593/GDO

- Erection of agricultural building
- GDO
- 18.07.2008

13/00404/FUL

- Conversion of outbuildings to form dwelling
- Permitted
- 06.08.2013

13/00894/FUL

- Conversion of outbuildings to form dwelling
- Permitted
- 03.12.2013

19/00460/FUL

- Conversion of outbuildings including extensions and alterations to form dwelling
- Permitted
- 18.11.2019

20/00967/DISCON

- Application to discharge conditions 3 (materials) attached to planning permission 19/00460/FUL
- Discharged
- 08.10.2020

21/00467/HOU

- Installation of a low carbon Stiebel Eltron WPL15 8kW air source heat pump to provide space heating and hot water to the new conversion.
- Permitted
- 13.07.2021

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. Leicestershire County Council Ecology) raise no objections but recommend the inclusion of an informative to the applicant should planning permission be granted in respect of protection of bats and their habitat and relevant legislation.
- 6.2. No objection has been received from Witherley Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
 - No relevant policies
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - Local Highway Authority Design Guide

8. Appraisal

- 8.1. Notwithstanding its countryside location, extensions and alterations to existing domestic properties are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:
 - Design and impact upon the character of the site and surrounding countryside
 - Impact upon neighbouring residential amenity
 - Impact upon parking provision

Design and impact upon the character of the site and surrounding countryside

- 8.2. Policy DM4 of the adopted SADMP allows extension of existing buildings in the countryside which lead to an enhancement of the immediate setting and where it does not have a significant adverse effect on the appearance and open character of the countryside.
- 8.3. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted

Good Design Guide provides further advice in respect of the siting and design of house extensions and states that:

'Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.' and,

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

- 8.4 The proposed single storey rear extension would have a contemporary flat roof design with extensive full height glazing to its rear and south side elevations and three raised glazed roof lanterns. This would contrast with the traditional dual pitched roof and farmhouse style and appearance of the existing dwelling and its various existing dual pitched roof additions. However, by virtue of its siting to the rear, single storey scale to a height of only 3.1 metres and appropriate 4.7 metres depth and 13.5 metres width, the proposal would appear as a clearly subordinate addition in terms of both footprint and height to the existing dwelling. The proposed use of matching red multi rustic facing bricks in its construction together with complementary silver-grey aluminium windows, doors, fascia and roof lanterns that would reflect its more contemporary design would ensure a satisfactory and unified appearance. By virtue of its unobtrusive siting to the rear and single storey scale, the proposal would be well screened from the surrounding countryside by existing structures and boundary hedgerows and would not be visually prominent or result in any significant adverse impacts on the surrounding area. Therefore, the more contemporary flat roof design is considered to be acceptable in this case.
- 8.5 Other proposed alterations include a small extension at the rear of an existing single storey lean-to section on the south side elevation of the dwelling, the replacement of its existing lean-to roof with a new matching grey plain clay tiled hipped roof with roof lights and the insertion of additional windows and doors. These alterations are small scale and would not result in any adverse impacts on the character or appearance of the application dwelling or the surrounding countryside.
- 8.6 Notwithstanding the contemporary flat roof design, by virtue of its unobtrusive siting, single storey scale and the proposed use of matching corresponding and complementary external materials in the construction to ensure a satisfactory appearance, it is considered that the proposals would nevertheless respect and complement the scale, character and appearance of the existing dwelling and by virtue of effective screening would not result in any significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. The proposals are therefore considered to be in accordance with Policies DM4 and DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.8 The only immediate neighbouring property is a detached domestic barn conversion. This lies to the northwest of an existing two storey and single storey rear range that has dual pitched roofs and extends much further to the rear of the application dwelling than the proposed single storey flat roofed rear extension. This range

would completely screen the proposals from the neighbouring dwelling. By virtue of their siting and scale, the proposals would have no adverse impacts on the privacy or residential amenity of the occupiers of the neighbouring dwelling and would therefore be in accordance with Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.9 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.10 The application dwelling has a detached double garage and an extensive 15 metres wide 6 metres deep hard surfaced parking area to its north side with an additional five spaces which would be unaffected by the proposals. This existing/retained level of provision would remain more than adequate to serve the resulting dwelling. The proposals are therefore considered to be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standards.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
 - (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. Notwithstanding the location of the dwelling outside of any settlement boundary and therefore within designated countryside, the proposals are for extensions and alterations to an existing dwelling within an established residential curtilage and therefore there is a general presumption in favour of sustainable development as set out in Policies DM1 and DM4 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. Notwithstanding the contemporary flat roof design, by virtue of its unobtrusive siting, single storey scale and the proposed use of matching corresponding and complementary external materials in the construction to ensure a satisfactory

appearance, it is considered that the proposals would nevertheless respect and complement the scale, character and appearance of the existing dwelling and by virtue of effective screening would not result in any significant adverse visual impacts on the rural appearance or open character of the surrounding countryside. By virtue of their siting, scale and separation distances the proposed extensions and alterations would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. More than adequate off-street parking and turning space would be maintained within the site to serve the resulting dwelling along with substantial private rear amenity space. The proposals are considered to be in accordance with Policies DM1, DM4, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and are therefore recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan and Proposed Site Plan Drawing No. 23 22 - 09 received by the local planning authority on 7 March 2024 and Proposed Floor Plans and Elevations Drawing No. 23 22 - 07 Rev A received by the local planning authority on 25 March 2024.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extension and alterations hereby permitted shall be in accordance with the external materials details submitted on the approved Proposed Elevations Drawing No. 23 22 - 07 Rev A received by the local planning authority on 25 March 2024 and shall match the corresponding materials of the existing dwelling where stated.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.

2. The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached, and therefore may need to consult with a licensed bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as all works must cease if bats are found during the course of the works whilst advice from a licensed bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area etc. but may also be present in crevices in stone or brickwork and in cavity walls.