DELEGATED REPORT

Recommendation Made: 26 July 2011

Reference:- 11/00441/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr And Mrs Hadley
Stoke Lodge
Hinckley Road
Stoke Golding
Nuneaton

Location:- Stoke Lodge Hinckley Road Stoke Golding Nuneaton Leicestershire

Proposal:- ERECTION OF DETACHED OUTBUILDING.

Introduction:-

This application seeks full planning permission for the erection of a new detached outbuilding to replace an existing outbuilding on land at Stoke Lodge, Hinckley Road, Stoke Golding. The proposed outbuilding will be located in the north east corner of the application site and is to be relocated to change its orientation from north/south to east/west. It will provide a triple garage, garden equipment storage, other store and a toilet at ground floor with an internal staircase leading to a gym within the roof space. There is a separate vehicular access off Hinckley Road within the northern boundary of the site to the outbuilding in addition to the vehicular access to Stoke Lodge located centrally in the western boundary.

The application site is located in the countryside outside the settlement boundary of Stoke Golding on the east side of Hinckley Road. Stoke Lodge is a detached 2 storey dwelling of white painted render and brick walls with a plain clay tiled roof and has been subject to various extensions and alterations previously. It is set back from Hinckley Road and located within a large plot with mature hedgerow and tree planting around all boundaries including to Hinckley Road. The proposed outbuilding will occupy a plot that is separated from the main residential curtilage by mature planting and fencing. There are other detached dwellings to the north and south, a farm complex with large agricultural barns to the east beyond the rear boundary and an open field to the west.

This is a revised scheme following withdrawal of a similar proposal submitted as part of a previous application for extensions and alterations to the dwelling (reference 10/01013/FUL).

Relevant Planning History:-

10/01013/FUL	Extensions and Alterations to Dwelling	Approved	22.02.11
02/01123/FUL	Side Extension with Conservatory	Approved	30.10.02
93/00071/4	Extension to Dwelling	Approved	23.02.98

Consultations:-

No objections have been received from:-

Stoke Golding Parish Council
Head of Community Services (Land Drainage)

No response has been received at the time of writing this report from:-

Ward Members
Site Notice
Neighbours.

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development
Planning Policy Statement 3 (PPS3): Housing
Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas

Adopted Core Strategy (2009)

No relevant policies

Adopted Local Plan (2001)

The site outside the settlement boundary of Stoke Golding in the countryside as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of the Development
Policy NE5: Development in the Countryside
Policy RES5; Residential Development on Unallocated Sites
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document: Highways, Transportation and Development
Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the siting, scale, design and appearance of the proposed outbuilding and its impact on the character and appearance of the surrounding countryside, the amenities of the occupiers of neighbouring properties and highway safety.

The Principle of Development

The site is located outside the settlement boundary of Stoke Golding, within an area of countryside where Planning Policy Statement 7 (PPS7) and local policy NE5 are relevant. Planning Policy Statement 7 in paragraph 19 is supportive of the replacement of suitably located existing buildings of permanent design and construction in the countryside for economic development purposes but paragraph 20 makes it clear that the replacement of non-residential buildings with residential development in the countryside should be treated as new housing development which requires special justification. Planning Policy Statement 1 (PPS1) and Planning Policy Statement 3 (PPS3) require new residential development to be located in sustainable locations. Policy NE5 provides a presumption for certain types of development including change of use, re-use or extension of existing buildings (but not replacement buildings) within the countryside subject to a number of other material planning matters being appropriately addressed. Policy RES5 requires new residential development to be within the settlement boundary and that the siting, design and layout of the proposal should not conflict with relevant plan policies.

In this case no evidence has been submitted to demonstrate any previous residential use of the existing outbuilding which is currently in a poor state of repair and appearance and lacking any roof covering. The outbuilding is also located outside the settlement boundary of Stoke Golding on a plot of land in the countryside that is separated from the residential curtilage of Stoke Lodge by a boundary comprising of a mature conifer tree screen and 2 metre high close boarded fencing. The plot is also served by a separate narrow vehicular access which widens at the front of the building. The proposed outbuilding is to be used for residential purposes ancillary to the occupation of Stoke Lodge but is located on a plot of land outside the residential curtilage and therefore in an unsustainable location in the countryside.

As a result the proposal is considered to be a form of unacceptable development within the countryside that is contrary to PPS1, PPS3, PPS7 and to policies NE5, RES5 and BE1 of the adopted Local Plan and therefore

the principle of the proposed development is unacceptable in this case.

Siting, Scale and Design

The proposed outbuilding will be sited within the separate plot of land but rotated onto an east/ west axis and moved off the north boundary of the site to allow car manoeuvring for the proposed garages. The siting of the proposal at over thirty metres separation is remote from, and not well related to Stoke Lodge. In addition, Stoke Lodge has a double garage within its main structure and the need for a further three garages in a separate building to serve a dwelling of this size is questionable.

The existing outbuilding is single storey with a low profile pitched roof. The proposed outbuilding has a steep pitched roof providing additional accommodation within the roof space indicated for use as a gym. The south roof slope also has three dormer windows looking towards the rear garden area of Stoke Lodge. The design also includes windows to each of the three garages. The scale and design of the proposed outbuilding is not comparable to the scale of the existing outbuilding and is considered excessive in size and scale as an ancillary outbuilding to Stoke Lodge.

The siting of the proposed outbuilding is detached from the residential curtilage and is served by a separate access. If the proposed outbuilding were to be relocated within the residential curtilage, it is considered that its scale would need to be reduced to reflect its ancillary nature to the existing dwelling.

Impact on the Countryside

The proposed outbuilding is to be of brick and tile construction with materials to match Stoke Lodge and will replace a dilapidated outbuilding constructed of block-work walls and uncovered roof trusses. Notwithstanding the increase in its comparable scale, given the poor appearance and state of repair of the existing outbuilding, the removal of the existing outbuilding and its replacement with a new structure will enhance the visual appearance of this part of the application site.

The proposed outbuilding will not be visible from Hinckley Road to the west through the existing access as it will be relocated behind an existing mature tree screen. Notwithstanding the increase in comparable scale, it will still be well screened from public areas to the north and south by existing mature boundary planting and to the east by existing agricultural buildings associated with the adjacent farm. As a result, it is considered that a material objection in terms of any adverse visual impact on the character or appearance of the countryside from the proposed outbuilding could not be sustained at appeal.

Impact on Neighbours

Goosegrange is located approximately 20 metres to the north of the proposal and there are no windows within the roof slope on the north elevation. An existing boundary hedgerow is to be retained that will provide screening from ground floor fenestration. As a result of the separation distance and existing screening, the proposal will not have any adverse impact on the amenities of the occupiers of Goosegrange from overbearing impact or overlooking.

Lodge Farm is located approximately 80 metres to the south of the proposal. Whilst there are three dormer windows within the south elevation roof slope, as a result of the separation distance and the existing mature planted boundary which provides adequate screening the proposal will not have any adverse impact on the amenities of the occupiers of Lodge Farm from overbearing impact or overlooking.

As a result of the separation distances, the proposed ancillary use and existing screening it is considered that a material objection in terms of any adverse impact on residential amenity from the proposed outbuilding could not be sustained at appeal.

Highway Safety

The existing accesses to the site are unaffected by the proposals and adequate parking and turning space is provided within the site. The separate access gate is set well back from the highway boundary such that vehicles can stand clear of the highway whilst the gates are opened and closed. Whilst visibility is currently restricted to a small degree in both directions from the access by existing vegetation, this can be improved by

regular maintenance of the hedgerows either side which are within the applicant's control. The proposed replacement of the outbuilding for purposes ancillary to the residential occupation of Stoke Lodge will not generate additional traffic to that which could already use the site and is unlikely to have an adverse impact on highway safety. As a result, it is considered that a material objection in terms of any adverse impact on highway safety from the proposed outbuilding could not be sustained at appeal.

Conclusion

The plot of land on which the proposed outbuilding will be sited is outside the residential curtilage of Stoke Lodge and the settlement boundary of Stoke Golding in the countryside. Whilst the outbuilding is proposed to be used for residential purposes ancillary to Stoke Lodge, it is considered that as the siting is detached from the residential curtilage the proposed outbuilding cannot be considered ancillary accommodation. As a result, the proposed outbuilding is in an unsustainable location in the countryside without any special justification and is therefore contrary to national planning guidance in Planning Policy Statement 1, Planning Policy Statement 3 and Planning Policy Statement 7 and polices NE5, RES5 and BE1 of the adopted Local Plan. As a result of existing screening from mature planting to the north, west and south, the existing agricultural buildings to the east, separation distances to neighbouring properties and the adequate access arrangements, it is considered that a material objection in terms of any adverse visual impact on the character or appearance of the countryside, adverse impact on the amenities of the occupiers of neighbouring properties or adverse impact on highway safety from the proposed outbuilding could not be sustained at appeal. The application is therefore recommended for refusal for the following reasons.

RECOMMENDATION:- REFUSE, for the following reasons:-

Reasons :-

1 In the opinion of the local planning authority, the siting of the proposed outbuilding, by virtue of its location being outside of the residential curtilage and therefore not considered to be ancillary residential accommodation, constitutes an unsustainable location outside the settlement boundary of Stoke Golding, with no special overriding justification and is therefore contrary to national planning guidance contained within Planning Policy Statements 1, 3 and 7, and to Policies NE5, RES5 and BE1 of the adopted Hinckley and Bosworth Local Plan.

Notes to Applicant:-

1 The plans used in the determination of this application are: Site Location Plan DCOSPLAN at 1:1250 scale; Block Plan DCBLKPLN at 1:500 scale and Plans and Elevations Drawing No. 1048/01 received by the local planning authority on 2 June 2011.

2 The applicant is advised that if the outbuilding were to be relocated within the residential curtilage, it should be reduced in size and scale to reflect its status as an ancillary building to Stoke Lodge.

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