DELEGATED REPORT

Recommendation Made: 14 November 2011

Reference:- 11/00769/FUL **Parish:- Cadeby Parish Council**

Applicant:- Mr Pegg
The Old House
Wood Lane
Cadeby
Nuneaton

Location:- The Old House Wood Lane Cadeby Nuneaton Leicestershire

Proposal:- PROPOSED EXTENSIONS AND ALTERATIONS TO GARAGE AND REPLACEMENT OF PORCH INCLUDING THE RE-PAINTING OF THE MAIN HOUSE

Introduction:-

This application seeks full planning permission for extensions and alterations to the garage and a replacement porch to this detached Grade II listed building. The site is located within the Cadeby Conservation Area.

The farmhouse is of a timber framed construction with the timber frame painted in the colour black, rendered external walls with a textured finish, grey slate and timber framed windows painted white. The existing detached garage falls within the residential curtilage of the listed building within a key space as identified in the Cadeby Conservation Area Appraisal.

The proposal involves extending and altering the existing garage and the erection of a replacement porch to the rear of this listed building. During the process of determining the application it came to light that the listed building has been painted without consent. The external walls have been painted in the colour yellow when they were originally painted white. An amended application form has been received changing the description of the proposed works to include the re-painting of the main house to a Georgian White colour. The amended details were then re-consulted for a ten day period.

Planning History:

11/00299/LBC - Proposed extensions and alterations to garage and replacement of porch
07/00241/FUL - Conversion of barn to residential - Approved on 11/05/2007
07/00242/LBC - Conversion of barn to residential - Approved on 11/05/2007
06/01332/FUL - Demolition of existing outbuilding and erection of new dwelling - Withdrawn on 17/12/2006

Consultations:-

Site notice and press notice were displayed

No objections received from the Head of Community Services (Land Drainage)

Development Plan Policies:-

National Policy Guidance

PPS5 Planning for the Historic Environment

Local Policy Guidance

Adopted Hinckley and Bosworth Local Plan

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

BE1 - Design and sitting of development
BE4 – Alterations to listed buildings
BE5 – The setting of a listed building
BE7 – Development in conservation areas

Appraisal:-

The main considerations in respect of this application are the principle of development and the impact of the proposed extensions and alterations on the character, appearance and setting of the listed building, its impact on the appearance of the street scene and the Cadeby Conservation Area and its impact on neighbours amenities.

The Principle of Development

The site is located within the settlement boundary of Cadeby, 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. In addition, the site is located within Cadeby Conservation Area, which does not prohibit new development, but seeks to ensure that any new development will preserve or enhance the character of the wider area.

Impact on Listed Building

The proposed porch will be of a painted timber framed construction with render painted in the colour white. The porch includes glass panels on the rear and side elevations with a lean-to glass roof. The use of timber / glass units and a lean-to roof is the same in design as the now demolished porch. Although the proposed porch is not visually assimilated with the main house, it replaces a now demolished porch of the same design and colour, which is not considered to be detrimental to the existing character or appearance of the listed building.

The main difference with this proposal is that the replacement porch has a slightly larger footprint. It projects out 2.2 metres from the rear elevation wall, which is 0.5 metre extra in projection to the previous porch. Nevertheless the significance of this projection is considered to be minor. It is noted there is a variety of projecting elements to the rear of this property with a non linearity. It should also be noted that the porch does not project beyond the cats-slide roof to the pantry on the rear elevation. The proposed porch will have the same width and height as the previous porch.

Given the proposed development will replace a now demolished porch and will remain small in scale sited to the rear of the main property, it is considered the proposal would not detract from the architectural or historic character of the listed building.

Impact on Setting of Listed Building

The second part of the proposal involves the garage extending 1.5 metres extra in length and the original roof increased in height by 1 metre, which ensures retention of its symmetrical gable form. The external brick wall will be painted in the colour white to be in keeping with the rest of the garage. A slate roof is sympathetic to the listed building and replaces the existing asbestos-cement roof which enhances its character in relation to the listed building. A small side extension with a gabled roof will be a new addition attached to the side elevation of the main garage. This new side element has a ridge height 1.5 metres below the main ridge and is therefore subservient to the main garage. It has the same roof pitch as the main garage and will be constructed of matching materials.

The Conservation Officer raises no objections but comments that the garage doors should be of a timber construction and this will form a condition on the decision notice. The design, scale and form of the proposed extension and alterations to the existing detached garage are considered acceptable. On this basis, the proposal will preserve the setting of the listed building.

Streetscene

Given the proposed extensions are at the rear of the property and there design and small scale respects the character of the existing dwelling, the proposed extensions will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms. The re-painting of the main external walls on the farmhouse would be in keeping with the character of the street scene.

Impact on Conservation Area

The design and scale of the proposed porch and extension to the garage would not be detrimental to the character of the main house. For this reason the proposed development will preserve the character of this historical listed building and its setting within the Cadeby Conservation Area. On this basis, it is considered the proposed development is acceptable in this respect.

Neighbours Amenities

Given the design of the extensions and there position off-set from the boundary to neighbouring properties, no adverse impact on residential amenities will arise.

Conclusion

The proposed porch would not detract from the architectural character of the listed dwelling, the proposed extension to the garage would preserve the setting of the listed building and both extensions will preserve the character of the Cadeby Conservation Area. The re-painting of the main house a Georgian White would be in keeping with the original character of the listed building. The proposed development would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policies BE1, BE5 and BE7 of the Local Plan and the adopted SPG on House Extensions and is therefore recommended for approval subject to conditions. Overall the development preserves the character of the Cadeby Conservation Area.

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 would be in accordance with the development plan and would not be to the detriment of the special historic interest and the architectural character of this listed building, its setting in relation to the listed building or the character and appearance of the Cadeby Conservation Area and would not harm the street scene and neighbours amenities.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE4, BE5 & BE7

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 in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

3 No development shall commence until details of the proposed materials of construction, design, type and colour finish of the proposed garage doors has been submitted to and agreed in writing by the Local Planning Authority. The doors shall then be installed in accordance with the approval details and maintained this way thereafter.

4 No development shall commence until an implementation scheme for the repainting the external walls of the main house has be submitted to and agreed in writing by the Local Planning Authority.

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

Drawing - 11/04 01 - Received on 26/09/2011
Drawing - 11/04 02 - Received on 26/09/2011
Drawing - 11/04 03 - Received on 26/09/2011
Drawing - 11/04 04 - Received on 26/09/2011

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, BE4 and BE7 of the adopted Hinckley & Bosworth Local Plan.

3 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 and BE7 of the adopted Hinckley & Bosworth Local Plan.

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

5 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).

5 Depending on specific details for the extensions, it is likely that Building Regulations would be required for portions of this project.

Contact Officer:- Kevin Roeton Ext 5919