DELEGATED REPORT

Recommendation Made: 8 May 2009

Reference:- 09/00050/FUL **Parish:- Shackerstone Parish Council**

Applicant:- Mr Bob Sykes
Elmside House
Allotment Lane
Shakerstone
Nuneaton

Location:- Elmside House Allotment Lane Shackerstone Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Elmside House is a detached red brick dwelling with blue clay tile roof. The property appears to be of early 19th century origin and was possibly a number of smaller dwellings originally. The property may have been extended previously. The property is sited at the end of Allotment Lane adjacent to the settlement boundary and the countryside beyond. The property is not listed but is located within the Shackerstone Conservation Area and is identified in the recent conservation area appraisal as a building if historic interest.

The application proposes a single storey extension to the side elevation but adjacent to Allotment Lane, and a first floor extension supported extension (with clear space beneath) to the rear.The single storey extension is to be constructed in traditional materials (red brick and tile) the first floor extension is proposed to be a timber frame with inset timber cladding panels and tiles to the roof.

Planning history

None relevant

Consultations:-

Conservation Officer objects to the application on the grounds that extensions by way of their design, form, siting and materials of construction fail to preserve the character of this important conservation area building.

Shackerstone Parish Council objects to the application by supporting the comments of the conservation officer.

Ecology raises no objection.
Drainage raises no objection.
Environmental Health raises no objection.

No neighbour comments received.

Development Plan Policies:-

BE1
BE7
The recently adopted Shackerstone Conservation Area Appraisal
The statutory provisions applicable to conservation area development (to preserve or enhance).
The overarching guidance of PPG15: Planning and the Historic Environment.

Appraisal:-

The site is located with the defined settlement boundary for Shackerstone and therefore the principle issues for consideration are whether the proposed extensions are acceptable in terms of the character and appearance of the conservation area and in terms of residential amenity.

Character and Appearance of Conservation Area
The conservation officer's comments are critical of the proposals and a re substantiated by sound conservation planning principles. The introduction of new elements to an important historic building is possible and very much supported by the overarching guidance contained within PPG15, however the siting and form of the proposals presented fail to take any account of the buildings historic character and form. The extensions proposed appear to have been designed inside out, i.e. to meet the functional needs of the applicant rather than by considering what is appropriate for the building.

The single storey extension to the side elevation introduces a projecting single storey element to the existing simple two storey form of the existing dwelling and by way of its position close to Allotment Lane will be visually intrusive to both the existing dwelling but also the character of the street scene and therefore the conservation area.

The first floor extension to the rear, whilst not being visible from any public view point, is of a design and form that fails to represent the character of the existing dwelling. Whilst this alone does not always present a problem, by way of its first floor design with clear space beneath, the extension becomes a visually prominent feature that severely obscures and therefore compromises the existing two storey elevation of this historic dwelling.

RECOMMENDATION :- REFUSE, for the following reasons :-

Reasons :-

1 It is the opinion of the local planning authority that the proposed extensions by way of their siting, form and materials of construction fail to preserve the character of this important and prominent conservation area building. This results in a form of development that will be harmful to the street scene and the character and appearance of the Shackerstone Conservation Area, contrary to the requirements of Policies BE1 and BE7 of the Adopted Hinckley and Bosworth Local Plan, the Adopted Shackerstone Conservation Area management Plan and the guidance contained within PPG15: Planning and the Historic Environment.

Notes to Applicant:-

1 List of plans used in the determination of this application: 08/111/01, 05B, 06, 07.

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