Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Please Ask For: Louise Forman
Direct Dial/Ext: 01455 255682
Direct Fax: 01455 619897
Email: louise.forman@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: LF/08/00630/FUL
Date : 6th October 2008

Mr C J Peat
Parish Clerk
Carlton Parish Council
7 Main Street
Carlton
Nuneaton
Warwickshire
CV13 0BZ

Dear Mr Peat

08/00630/FUL Storage Building – Glebe Farm, Shackerstone Walk, Carlton

I refer to your letter dated 11 September 2008 and apologise for the delay in replying.

Just to record the background for this application, the planning permission for the replacement dwelling established the extent of the curtilage of the new residential development and 'permitted development' rights were taken away from it to ensure that any proposals within the curtilage were controlled. This does not mean that all curtilage buildings will be unacceptable but ensures that the Local Planning Authority can assess their effect on the countryside and if necessary, impose conditions or refuse any application. It would be unreasonable for the Local Planning Authority to resist the construction of certain buildings within the residential curtilage of properties where they perform an ancillary function to the household. There are many instances throughout the Borough where parts of the residential curtilages are outside settlement boundaries whereas the dwellings to which they relate are inside.

There was a previous application for an 'agricultural' building which was proposed to be located within the paddock area, involving a long track and parking area, all beyond the curtilage to the dwelling. It was much larger and had an industrial design which was considered to be unacceptable and detrimental to the countryside. The application was refused.

This further, latest application brought the proposal into the curtilage of the replacement dwelling, and was significantly reduced in size and designed to be complimentary to its rural position in terms of materials and appearance. Whilst outside of the limits to the village settlement, it was considered to be acceptable in terms of its effect on the amenities of neighbours and the countryside. The building is intended for storage in connection with the upkeep of the adjacent paddock and a condition has been imposed to ensure that it is used for that purpose and not converted, or used for business purposes.

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With regard to the point about the application of policy NE5, the proposal is considei comply with (c) - recreation purposes, as it is considered to be incidental to the enjoyment oi dwelling but not detrimental to the open countryside. The Local Planning Authority a. confident that the decision has not set a precedent or compromised the application of the adopted countryside policies.

If you have any queries, please contact Louise Forman on the above direct dial number.

Yours sincerely



On behalf of Tracy Darke
Development Services and Policy Manager