DELEGATED REPORT

Recommendation Made: 14 September 2011

Reference:- 11/00421/FUL **Parish:- Hinckley**

Applicant:- Mr & Mrs Gary Harrison
Wykin Home Farm
Wykin Road
Wykin
Hinckley

Location:- Wykin House Farm Higham Lane Wykin Hinckley Leicestershire

Proposal:- CONVERSION OF OUTBUILDING TO A GRANNY ANNEX AND EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for the extension and alteration of a former farmhouse and outbuildings to extend the farmhouse and alter the outbuildings to provide ancillary residential accommodation for a family member at Wykin House Farm. The ancillary accommodation will be used in conjunction with the main dwelling and will not result in an independent residential unit.

Wykin House Farm is located on the western side of Wykin Lane. There is no settlement boundary for Wykin and therefore the site is located within an area of countryside. The property is 'L' shaped and is joined to the adjacent courtyard buildings which are currently used for domestic storage. The property has not been used as a farm in recent years. The site is accessed via an existing driveway to the south of the site.

The application proposes the demolition of a single storey element of the dwelling and the replacement with a two storey element on a similar footprint to provide a home office at ground floor and en suite at first floor. A further single storey extension is also proposed within the 'L' shape to provide an entrance lobby and toilet.

The alterations to the outbuilding consists of fenestration changes and repair works to provide ancillary accommodation in the form of a 'granny flat'.

This is a resubmission of an identical application submitted in 2010. This application was withdrawn on the grounds that further ecological investigations were required.

The Design and Access Statement submitted with the application states that the ancillary accommodation is required for an elderly relative and there is no intension for the outbuilding to be occupied independently to the host dwelling.

The Ecological Surveys submitted with the application conclude that the proposal will have no adverse impacts on protected species.

A Structural Survey has also been conduced. This concludes that to renovate the outbuildings from within the shell would be structurally acceptable and practical.

Relevant Planning History: -

11/00037/FUL	EXTENSIONS AND ALTERATIONS TO DWELLING	Withdrawn 06.04.11
98/00503/FUL	CONVERSION OF OUTBUILDING TO ADDITIONAL LIVING ACCOMMODATION AND ERECTION OF CHIMNEY	Approved 20.08.98
91/00226/4	ERECTION OF STABLES AND STORE	Approved 23.04.91
89/00452/4	CHANGE OF USE FROM AGRICULTURAL	Approved 23.05.89

BARN TO RESIDENTIAL

Consultations:-

No objections have been received from:-
Directorate of Chief Executive (Ecology)

Head of Community Services (Land Drainage)

No objections subject to conditions have been received from Director of Environment and Transport (Highways)

The building regulations officer has not specifically commented on the structural soundness of the proposal, but has stated that building regulations would be required for the works.

Site notice displayed and neighbours notified.

No comments received from:-
Parish Council
Neighbours

Development Plan Policies:-

Core Strategy (2009)

None Relevant

Local Plan (2001)

Policy BE1: Design and Siting of Development
.
Policy T5: Highway Design and Vehicle Parking Standards
.
Supplementary Planning Guidance/Documents

(SPG): New Residential Development

(SPG): Conversion of Rural Buildings (adopted 2004)

Appraisal:-

The main considerations with regard to this application are the principle of development, design, the impact on the countryside location, highway safety and other issues.

Principle of Development

The site is within an area of countryside where policy seeks to protect the countryside for its own sake. The policy allows for change of use, reuse and extension of existing buildings providing the development would not have an adverse effect on the appearance or character of the landscape and is in keeping with the scale and character of existing buildings and the general surroundings. Furthermore, Supplementary Planning Guidance pays particular regard to the setting of converted buildings, requiring the appearance to retain their rural character and for the domestic appearance to be concealed from general view.

Design

The design of the proposal was substantially revised within the previous application. However this said, officers have raised some concerns in respect of the design of the current scheme. The size and proliferation of roof lights have been questioned as have the number of openings and their size. Despite raising these concerns with the developer, amended plans have not been submitted. Accordingly the scheme will be

appraised in its current form.

A single storey outbuilding is to be demolished to the west of the farmhouse, this will be replaced with a two storey side extension. The design of this will be in keeping with that of the main dwelling and it will be finished in bricks and tiles to match. The design of this does not comply with the with the guidance set out in the SPD on house extensions, in that it continues the ridge and eaves line of the main property and is not set back. However, the intention of this guidance is to ensure that a terracing effect does not occur, where dwellings are in close proximity to one another in the street scene. In this case, as the application property comprises a detached farmhouse on an isolated plot, this will not occur. Further, given the historic design and layout of the property, if this guidance was adhered to, the proposal would appear disjointed and the character of the property would be compromised, to the detriment of the overall appearance of the scheme. A lean too, single storey extension is proposed to the north eastern elevation of the property, this will span the width of the existing dwelling and the proposed side extension. This will project approximately 2.2m from the property. The design of this is considered in keeping with the character of the historical farmstead. However, there is a large area of modern glazing proposed which is not in keeping with the existing fenestration on the property, however, as this is inward facing and can not be viewed from any public vantage point, this detail, would not warrant refusal of the scheme.

The attached single storey outbuilding to the west of the farmhouse is to be converted into a granny annex. The majority of existing openings are to be used, with some being enlarged to allow additional light to enter the building. In reference to the conversion of agricultural buildings to residential use, design guidance contained within the Supplementary Planning Guidance: Conversion of Rural Buildings (adopted 2004) suggests that existing openings should be used and remain unaltered. This is to ensure that the character of the historical building and its use is retained. This said the enlargement proposed is marginal, with the vertical proportions of the openings retained. Accordingly this issue would not warrant refusal of the scheme. A number of roof lights have also been proposed, these are to be 'Conservation' style, which sit more flush to the building. Officers have raised concerns in respect of the size of those proposed on the north eastern roof plane. These measure approximately 1.10m x 1m. Despite this the applicant has argued that these are a similar size to those on a barn opposite the site and are thus in keeping. However, the barn referred to is two storey; and that in question is single storey; accordingly they appear more in scale with the former. This said, the applicant is unwilling to reduce the size of these windows, and thus a view has to be taken as to whether their inclusion could warrant refusal of the scheme.

Despite the considerable size of these openings and the fact that they would not be found on an agricultural building, due to their position on the inward facing roof plane, they will not be visible externally, and due to the specific type used (Conservation style) their prominence will be reduced. Accordingly, the rooflights in question are not considered to materially harm the character or appearance of the building and thus are considered acceptable.

Overall the design proposed is considered sympathetic to the character of the historical farmstead and will not have any material impacts on the character or visual amenity of the buildings.

Impact on the Countryside

Only alterations made to the southern elevation will be visible from the surrounding countryside. These comprise of a new window and a single roof light. Accordingly due to the minimal nature of these alterations, there will be no significant detrimental impacts on the character of the countryside.

Highway Safety

No objection subject to conditions have been received from Director of Environment and Transport (Highways). However the conditions suggested are not considered reasonable based on the type of development applied for. Suggested condition 1 requires the access to have a width of 4.25m for 5m behind the highway boundary and to have 4m control radii at its junction. As the dwelling is existing and a new residential unit is not proposed, the use of the existing access will remain unchanged. Accordingly there is not justification to impose a condition for the above requirements.

Suggested condition 2 requires the access drive and turning space to be hard surfaced. The same points as above apply, in that no new dwelling is to be created and thus the existing parking arrangement are

considered acceptable.

Suggested condition 3 requires the hedge at the highway boundary to be trimmed back. Whist visibility is a matter for consideration there is no justification to request alterations to visibility at the access as this is not creating a new dwelling.

There is sufficient off street parking within the site and the access is unaffected by the proposals. Accordingly the proposal is not considered to give rise to any highway issues and thus is considered acceptable from a highway point of view.

Other Issues

The nearest neighbours are located to the north of the site, due to the location of the application dwelling and outbuilding, the neighbours are not considered to be affected by the proposals.

Ecology
Whist the Directorate of Chief Executive (Ecology) were not formally consulted initially, as the ecology report found evidence of bats in the barn and it was apparent that the roof space in the main house had not been surveyed, they were subsequently consulted in respect of how to proceed. On their advice an additional two protected species surveys were requested and have been conduced. Based on the findings of these, the Directorate of Chief Executive (Ecology) is satisfied that the development will not result in any adverse impacts on protected species.

Conclusion

In conclusion, the site is well screened by both buildings and landscaping and the positioning and design of the proposals result in no significant impacts upon the appearance and amenity of the surrounding countryside or existing buildings. The scheme does not give rise to any significant impacts upon the occupiers of the neighbouring dwelling, highway safety or protected species. The proposal is compliant with planning policy at both national and local levels. Accordingly, it is therefore recommended that planning permission be granted, subject to the imposition of planning conditions.

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 by virtue of its scale, mass, design and materials used would not detrimentally impact on any protected species, highway safety, residential amenity or the character and appearance of the countryside. Therefore the development is considered acceptable.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, T5

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 on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing property unless previously agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:- Drg Refs:- 'Two Storey Side Extension and Barn Conversion' rev C, 'Proposed Ground Floor Plan' 'OS Sitemap scale 1:1250 received by the Local Planning Authority on the 7.7.11

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 of the adopted Hinckley & Bosworth Local Plan.

3 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).

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