DELEGATED REPORT

Recommendation Made: 25 March 2009

Reference:- 09/00069/FUL **Parish:- Carlton Parish Council**

Applicant:- Mr Kenneth Hibbins
Field Farm
1 Main Street
Carlton
Nuneaton

Location:- Rose Cottage Main Street Carlton Nuneaton Leicestershire

Proposal:- INSTALLATION OF FLUE AND RESITING OF ROOFLIGHT WINDOW

Introduction:-

Rose Cottage comprises a single storey dwelling within a courtyard development that has been recently constructed to appear as vernacular farm buildings. The buildings are of red brick design with slate roof. The buildings appear as simplistically detailed agricultural buildings. Rose Cottage is orientated with a dual aspect to both Main Street and the integral courtyard.

It is important note that the roofscape of the wider residential development is somewhat dominated by the number and size of TV aerials. Such aerials are not development requiring planning permission and do significantly detract from the simplistic character of the development.

This application proposes the installation of a flue for the use of a wood burning stove and the resiting of a rooflight window to enable the installation of the flue.

This application is submitted, as the property does not benefit from permitted development rights.

Planning history

None relevant, however planning permission has recently been granted for an additional conservation style roof light window to the roof slope facing Main Street.

Consultations:-

Carlton Parish Council raises no objection.
Ecology raises no objection but suggests a watching brief be carried out.

Development Plan Policies:-

BE1
SPG on House Extensions

Appraisal:-

The proposed flue does represent an introduction of a somewhat alien feature to the roof slope of this carefully designed dwelling and wider residential development, however, the site is not historically important nor is it sited within a conservation area. Accordingly, there is no statutory control over the overall character of this development. Furthermore the existing TV aerials somewhat detract form the idealistic styling of this development.

When proposing to introduce a chimney or flu it is common practice to ensure that the design and form of the development is appropriate to the design of the dwelling. In this case a simplistic straight flue is proposed. The application does detail a stainless flue however some concern is raised in respect of the appropriateness of such a material in this location.

In this case, the introduction of a flue is not considered to the material detriment of the character of the dwelling or the wider street scene where there are a many examples of different chimney types and building styles. Due to the developments close proximity to Main Street, the shiny stainless steel finish of the flue is likely to be visually prominent when viewed against the back drop of the slate roof of the dwelling. For this reason a black painted finished should be used.

The installation of the flue does not raise any amenity issue.

The resiting of the rooflight window is proposed to enable the construction the internal chimney breast that is required in connection with the installation of the flue. The rooflight will be resited 0.45 metres further north on the roof slope. The windows height does not alter. By way of the window being positioned high on the roof slope and in a similar position to the existing one, no amenity issue arises in respect of this. Given the rooflight already exists there is no design reason to resist the resiting.

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 character of the dwelling or the surrounding streetscene or to residential amenity.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and SPG on House Extensions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 Notwithstanding the details submitted with the application, the proposed flue shall be painted black and maintained in this colour at all times.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The roofscape of the dwelling is visually prominent within the streetscene and the proposed stainless steel finish would detract from the uncluttered roofscape. A black paint finish is proposed to ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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 6th 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 List of plans used in the determination of this application:-1:1250 Site Location Plan, 1:500 Block Plan, and Plan refs: FF-002 and FF-003.

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