DELEGATED REPORT

Recommendation Made: 26 April 2011

Reference:- 11/00223/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Ms Caroline Dwight
3 Church Street
Market Bosworth
Nuneaton
Leicestershire

Location:- 3 Church Street Market Bosworth Nuneaton Leicestershire CV13 0LG

Proposal:- EXTENSIONS AND ALTERATIONS TO OUTBUILDING TO CREATE FIRST FLOOR AND EXTERNAL STAIRCASE

Introduction:-

This is an application for extension and alteration of an outbuilding within the curtilage of a Grade II Listed Building, known as 'The Grey House' 3 Church Street, Market Bosworth. The site is located on the corner of Church Street and Barton Road. The site is elevated from the adjacent Barton Road carriageway and Church Street rises from west to east.

The site is located within the Market Bosworth Conservation Area. The dwelling is a flat fronted, Georgian style property which faces Church Street, it is white rendered with a slate roof. The outbuildings are brick with tiled roofs. The western side elevations of the outbuildings form the boundary with Barton Road and there is a 1.8 metre wall which spans the corner boundary. The existing access is located between the corner and the dwelling and is provided with gates. An application for Listed Building Consent has been submitted for the same works and is currently pending a decision.

The works proposed are to remove the monopitched roof on an outbuilding located to the western side of the site located along the Barton Road frontage and replace it with raised eaves on the road frontage and a dual pitched roof which will increase the height of the ridge by 1.4 metres to provide storage at first floor level. The proposal includes the erection of an external staircase on the southern elevation of the building and a chimney feature to the northern end of the extended roof.

The application has been submitted with a Design and Access Statement which states that the site is a prominent location on the corner of Church Street and Barton Road. The form of the existing monopitch and dual pitched roofs are at odds with each other. There are no readily visible mono pitched roofs in the surrounding area. The significant majority of the of the buildings in the surrounding area have gable ends. The proposal will provide a first floor for storage and garaging at ground floor in connection with the occupation of the dwelling. The introduction of a chimney to the new gable end facing Barton Road, whilst not serving a functioning fireplace, take its cue from the significant number of chimneys in the surrounding area. Access to the site will remain as at present.

Amended plans have been received during consdieration of this aplication which remove two proposed roof lights from the western roof plane.

History:

11/00203/LBC Alterations to Outbuildings Pending Consideration
10/00079/TPOCA works to TPO'd trees Approved 15.03.10
95/00120/LBC Alterations to Listed Building Approved 31.03.95
94/00962/LBC Alterations and demolition of porch Approved 16.01.95
91/01123/4L Formation of opening in wall Approved 25.02.92
88/01592/4L Breaking through small opening in Listed brick wall to allow access ro proposed dwelling behind Approved 21.03.89
88/01590/4 New access to Barton Road with double garage and chalet bungalow and creation of 1 bed

annexe flat Approved 21.03.89

Consultations:-

No objections received from:

The Directorate of the Chief Executive (Ecology)
The Head of Community Services (Land Drainage)
Market Bosworth Parish Council (subject to agreeing materials)

The Ancient Monument Society have no objection in principle but request that the raised height of the eaves and the external staircase are carefully considered in terms of the impact on the conservation area.

Development Plan Policies:-

Local Development Framework Core Strategy 2009

Policy 7 - Key Rural Centres

Hinckley and Bosworth Local Plan 2001

Policy BE1: 'Design and siting of development'
Policy BE3: 'Demolition of Listed Buildings'
Policy BE4: 'Alterations to Listed Buildings'
Policy BE5: 'Setting of a Listed Building'
Policy BE7: 'Development in a Conservation Area'

Policy T5 - Highway Safety

Appraisal:-

Extensions and alterations to existing dwellings are generally acceptable in principle. The main considerations with regards to this application are, therefore, the design, layout and appearance of the development and its impact on the listed building and its setting, the conservation area, streetscene, the amenities of neighbouring properties and highway safety.

Design, Layout & Impact on Listed Building and Setting, Conservation Area and Streetscene

The proposed alterations to the outbuilding will result in a more acceptable roof design with gable ends and a dual pitched roof, this will have a positive effect on the listed building, the conservation area and the streetscene. The proposal will join onto a further attached outbuilding which has a dual pitched roof, the alteration will provide a unified scheme in keeping with existing buildings. A chimney feature will be introduced on the new ridge to add interest and break up the roof line. The external staircase will be visible to the southern elevation and therefore, within the streetscene although the majority of it will be screened by the existing boundary wall, the use of appropriate external materials will ensure a satisfactory appearance in keeping with the existing buildings. Amended plans have been received during consideration of this application which remove two proposed roof lights from the western roof plane. The two roof lights proposed within the eastern roof plane, are considered acceptable subject to their being provided of a conservation design, they are not considered to be out of keeping with the outbuilding or detrimental to the listed building or the conservation area and are provided on the roof plane which faces into the site therefore will not be highly prominent within the streetscene.

As a result, of the design and layout, the proposed alteration to the outbuilding is not considered to have an adverse impact on the character or appearance of the listed building or its setting and will enhance the character and appearance of the conservation area, it will have no significant material affect on the streetscene and is therefore acceptable.

Impact on Neighbours

Because of the position of the building on this corner plot, it is considered that there are no near neighbours materially impacted upon by the proposal.

Highway Safety

The existing access is unaltered by the proposal and the changes to the building will have no impact upon it. Off street parking exists within the site which is also unaffected by the proposal.

Conclusion

As a result of the design, layout and appearance of the proposed alterations to the outbuilding, the proposals are not considered to have an adverse impact on the listed building, its setting, or the character and appearance of the conservation area, the privacy or amenities of neighbouring properties or highway safety and are therefore recommended for approval.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the historic fabric, character and appearance of the Grade II listed building and its setting, designs and uses of materials, surrounding development, 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 as it would be constructed of appropriate materials and would not have an adverse impact on the listed building or its setting, the amenities of neighbouring properties or highway safety and will enhance the appearance of the Market Bosworth Conservation Area.
Hinckley & Bosworth Local Plan (2001):- BE1, BE4, BE5, BE7 & T5.

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site plan, Block plan and Drawing 10/117 Rev 02 received on 14 March 2011. Amended Drawing 10 117 Rev 03 B received on 28 March 2011.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension and alterations, including details of the external staircase, shall be deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

4 The two roof lights to be provided within the eastern roof plane of the roof area shall be of conservation style and shall be fitted flush with the external surface of the roof. Once provided, they shall be so maintained unless agreed in writing with the Local Planning Authority.

Reasons :-

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

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance and is not detrimental to the appearance of the listed building, to accord with saved policies BE1 and BE4 of the adopted Hinckley & Bosworth Local Plan.

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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).

Contact Officer:- Louise Forman Ext 5682