COMMITTEE EXTRACT

Committee Date:

Reference:- **08/00880/FUL** **Parish:-** **Twycross Parish Council**

Applicant:- **Mr And Mrs Stevens**
Little Gables
Pipe Lane
Orton On The Hill
Atherstone

Location:- **Little Gables 10 Pipe Lane Orton On The Hill Atherstone Leicestershire**

Proposal:- **EXTENSION AND ALTERATIONS TO DWELLING**

Introduction:-

This is a detached property sited within the Orton on the Hill Conservation Area. The nearest property is located to the west but is some distance away and heavily screen by existing boundary landscaping. The property is cream render faced with blue clay tiles to the roof. The property stands higher than Pipe Lane and the rear elevation and roofscape is clearly visible from the southwest. The property stands very close to the old school room (within the applicants ownership and currently used as ancillary accommodation) and is known to be former schoolmasters house. The property is not listed.

Car parking is provided on the in and out driveway and within the linked double garage.

This application proposes a 1½-storey extension to the rear to provide additional bedrooms and sun lounge. The application is a revised submission following an earlier application that was refused. This scheme seeks to overcome the earlier refusal reasons and proposes a rear extension that does not extend higher than the ridge of the existing dwelling and with revised fenestration arrangements.

Planning history

08/00483/FUL Extensions and Alterations Refused
05/08/08

Property has been extended previously to create linked double garage and flat roof kitchen/utility roof to the rear.

Consultations:-

County Ecologist objects to the application and recommends refusal due to the lack of appropriate survey detail to establish the true presence of bats.

Conservation Officer raises no objection and the proposal overcomes the earlier reasons for refusal.

Development Plan Policies:-

BE1 and BE7
SPG on House Extensions

Appraisal:-

The issues for consideration are those subject to the reasons for refusal of the earlier scheme and the associated issues in connection with the bat survey that identifies bats being present in the roof space. These are design based and relate to the ridge height of the extension and the fenestration arrangements and their compatibility with the existing dwelling.

Ridge Height

The ridge height of the rear extension is now inline with the existing ridge line of the rear gable of the existing dwelling and therefore maintains the ridge line and roof shape of the existing dwelling. This results in a roof form that is acceptable and doesn't detract from the properties character and therefore the character of the conservation area.

Fenestration
The proposal now features smaller roof light windows that are sited on inner roof plains and of a standard conservation roof light design. The first floor gable window to the rear elevation is now smaller in size and centrally positioned. These combined changes to the type, size and position of the windows maintains the character of the existing dwelling and therefore preserves the character of the conservation area.

Bat Survey
The application is accompanied by a bat survey which identifies the presence of bats within the existing roof space and but suggests that further survey work is necessary to ascertain the habits and movement of the bats. On the earlier refusal notice the need for further survey work was confirmed, however the current application has been submitted without further survey work. With a formal objection from the County Ecologist, the scheme cannot be fully considered and the harm quantified and the scheme is therefore unacceptable.

RECOMMENDATION :- REFUSE, for the following reasons :-

Reasons :-

1 The application has not adequately demonstrated that the proposal will not impact on the protected species that are identified as having been roosting on site. The submitted Protected Species Survey identifies the presence of a bat roost and bat droppings within the roof space and recommends that further surveys are carried out between May and August to establish the pattern of use of the roost in the building and whether the proposal will have an adverse impact on the protected species.

It is the opinion of the Local Planning Authority, that with the absence of the survey information, detailing the pattern of use of the roost and the protected species present, due consideration has not been given to the protected species and the development is therefore contrary to the requirements of Planning Policy Statement: 9 Biodiversity and Geological Conservation and ODPM Circular ODPM 06/2005.

The approved plan relevant to this decision is that submitted with the planning application, ref:11/1/2008.

Contact Officer:- James Hicks Ext 5762

Contact Officer:- James Hicks Ext 5762