COMMITTEE EXTRACT

Committee Date:

Reference:- 09/00480/FUL **Parish:- Nailstone Parish Council**

Applicant:- Mrs Mary French
1 Grange Cottages
Grange Lane
Nailstone
Nuneaton

Location:- 1 Grange Cottages Grange Lane Nailstone Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for the erection of a two storey rear extension to form a kitchen extension at ground floor and bedroom extension at first floor.

The application property, 1 Grange Cottages, is a vernacular building with distinct characteristic features such as a white rendered exterior, hipped mansard roof and a large side chimney. The property is a two storey, residential property forming one of four of a row of vernacular terraces within the countryside. 2 Grange Cottages shares the property's southern side elevation (also within the applicants ownership), open countryside lies to the north and west and the rear garden of the property and related parking lies to the east.

Planning permission is sought for a rear extension spanning a total of 6.1 metres from the northern side elevation along the rear with a projection of 3.7 metres. The rear extension will form one larger rear projecting gable adjacent the northern side wall and one smaller gable toward the south. The gables will form hipped roofs and will reach a height of 6.5 metres.

This application relates to amended plans received on 14th and 24th August 2009 which removed two small first floor windows, reduced the chimney size and illustrated full and correct dimensions.

History

80/01572/4-	Alterations to house and erection of a garage-	approved-	04.12.1980
04/00928/FUL-	Two storey extension to dwelling-	Refused-	24.09.2004
05/00371/FUL-	Extension and alterations to dwelling-	Refused-	25.05.2005

Consultations:-

The County Council Ecologist advised A2 of the Leicester, Leicestershire and Rutland Biodiversity Trigger list had been triggered by the application and an Ecology report was required. This was later submitted by the applicant and the ecologist advised no bats were identified and no recommendations were necessary.

The Borough Council Environmental Health Officer (land drainage) has no objection to this application.

No response from;
- Nailstone Parish Council
- Ramblers Association
- National Forest Company
- Neighbours
- Site notice

Development Plan Policies:-

Local Plan Policy
- BE1 (Design and siting of development)
- NE5 (Development in the countryside)
- NE10 (Local Landscape improvement area)

House Extensions SPG

Appraisal:-

The central concerns to address in this application are the principle, the design of the development and its impact on the character of the dwelling, local area and street scene and impact on neighbours amenity.

Principle

The site is located in a cluster of three other properties which lie outside the limits of development however the proposed development will function as an extension ancillary to the enjoyment of a dwelling house. An extension such as the one proposed would be an expected form of development for a dwelling house and the principle of the scheme is acceptable.

Neighbours amenity

The proposed projecting gable closest to 2 Grange Cottages will have a projection of 2.6 metres set off the boundary by 2.1 metres. This separation distance is considered adequate for a two storey extension to ensure the amenity of this adjacent property is protected. No windows are included on any elevation facing toward an adjacent property.

Design and impact on Character

The applicant proposes the formation of two rear gables, whilst these are not characteristic features of these terraces 2 and 4 Grange Cottages have already extended to the rear disrupting the terraces original building line. In addition the rear siting avoids any impact on the street scene and the hedges and trees on the northern site boundary screen the extension, in the most part, from the approach from Grange Lane. The applicant will be extending the mansard roof and will integrate the new hipped roofs of the gables with the existing roof and will have a ridge line to match.
The scheme also includes an additional chimney on the side elevation of the extension with a height of 7.2 metres from the ground and a width not exceeding 1.1 metres. The additional chimney will not exceed the height of the existing chimneys on the terrace and will appear smaller and subordinate but of a similar design as existing. Whilst the terrace is characterised by four large chimneys on the apex of the roofs and one smaller chimney on each side elevation, the addition of a side chimney, whilst possibly unbalancing the massing of the terrace, this impact would be minimal and would not warrant refusal on this basis.
The windows of the proposed extension correspond in size and shape to existing and with a condition requiring materials to match and the exterior walls of the extension to be white rendered to match existing would be acceptable and the scheme is recommended for approval.

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 be acceptable in principle and be of an acceptable design which would not adversely affect the character of the property or street scene or neighbours amenity.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE10 and NE5.

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 dwelling in both colour and texture unless previously agreed in writing with the Local Planning Authority.

3 This permission relates to the application as revised by amended plans existing and proposed Elevations and floor plans and the proposed side boundary side elevation received by the Local Planning Authority on 14th and 24th August 2009.

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 To define the permission.

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. 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).

5 List of plans used in the determination of this application:-
- Existing and proposed side elevation (Issue D _ E)
- Existing and proposed rear elevation (Issue B)
- Existing and proposed first floor plan (Issue B _ D)
- Existing and proposed ground floor (Issue B _ D)
- Existing and proposed side elevation (Issue D)

Contact Officer:- David Kiernan Ext 5898 Date Printed: 28 August 2009