DELEGATED REPORT

Recommendation Made: 25 March 2008

Reference:- 08/00095/FUL **Parish:- Shackerstone Parish Council**

Applicant:- Ms L Kimberley
19 Main Street
Congerstone
Leics
CV13 6LZ

Location:- 19 Main Street Congerstone Nuneaton Leicestershire CV13 6LZ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING (AMENDED SCHEME)

EXTENSION AND ALTERATIONS TO DWELLING (AMENDED SCHEME)

Introduction:-

This a full application for extensions and alteration to a single storey barn conversion which forms part of a courtyard adjacent to Main Street Congerstone, the scheme proposes a metal flue on the ridge line which will be visible from the courtyard and the garden side of the property, and two solar panels which are proposed to be located on the outer roof slope, not visible from the courtyard but facing the rear garden of the property and the gardens of properties on Crown Meadow. This part of the roof has an existing rooflight in it.

PD rights were removed from the properties as part of the permission to convert the original structure so that excessive and inappropriate extensions and alterations could not take place which would materially harm the character development as a whole which is adjacent to the Conservation Area.

There is one previous application (07/00488/FUL) for extensions and alterations to this dwelling which included the flue and solar panels but it was refused on the grounds that other, proposed extensions were too large and out of keeping with the character of the barn complex. This application is currently at appeal.

Consultations:-

None received

Development Plan Policies:-

Policy BE1 of the adopted Hinckley and Bosworth Local Plan- Design and Siting of Development- seeks to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Of particular relevance in this case, is the reference made to the importance of development that complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

BE20 states that in the case of residential conversion, unsympathetic additions to the building will be resisted.

SPG on Conversion of Rural Buildings states that metal flues may be acceptable provided they can be fixed internally with little impact on the external appearance of the building. It will be important when locating flues on the roof to keep them away from principle elevations, as low as possible to the eaves, and to the corners, so that they do not protrude into the main roof profile.

Appraisal:-

The main issue to consider is the impact of the proposals on the rural character of the converted barn complex.

The refusal of the previous application for extensions to the dwelling was on the grounds that the proposed extensions represent an unsympathetic addition that detracts from the traditional, former agricultural character of the property and the adjoining range of buildings of which it forms part. It would have an unacceptably harmful effect and would set a precedent making it more difficult to resist other similar schemes that would cumulatively erode the balance and composition of the original conversions and detract from the contribution the existing buildings make to the adjacent Congerstone Conservation Area, and the village as a whole.

The proposed flue is designed in accordance with current guidance contained in the SPG on the conversion of rural buildings. It is suggested that the colour be controlled. The flue is shown as being a cylinder with no cowl on the top, the height being level with the adjacent two storey property. It will have a minimal impact on the complex as a whole.

Whilst solar panels are not mentioned in the SPG, they are not common additions which would usually be found on rural buildings. However, since they are to be sited on the outer roof slope, not visible from the courtyard and away from the Conservation Area, they are considered to be acceptable in this case.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and BE20 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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

2 Before any development commences, representative samples of the types and colours of materials to be used on the for the flue and solar panels hereby approved 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.

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.

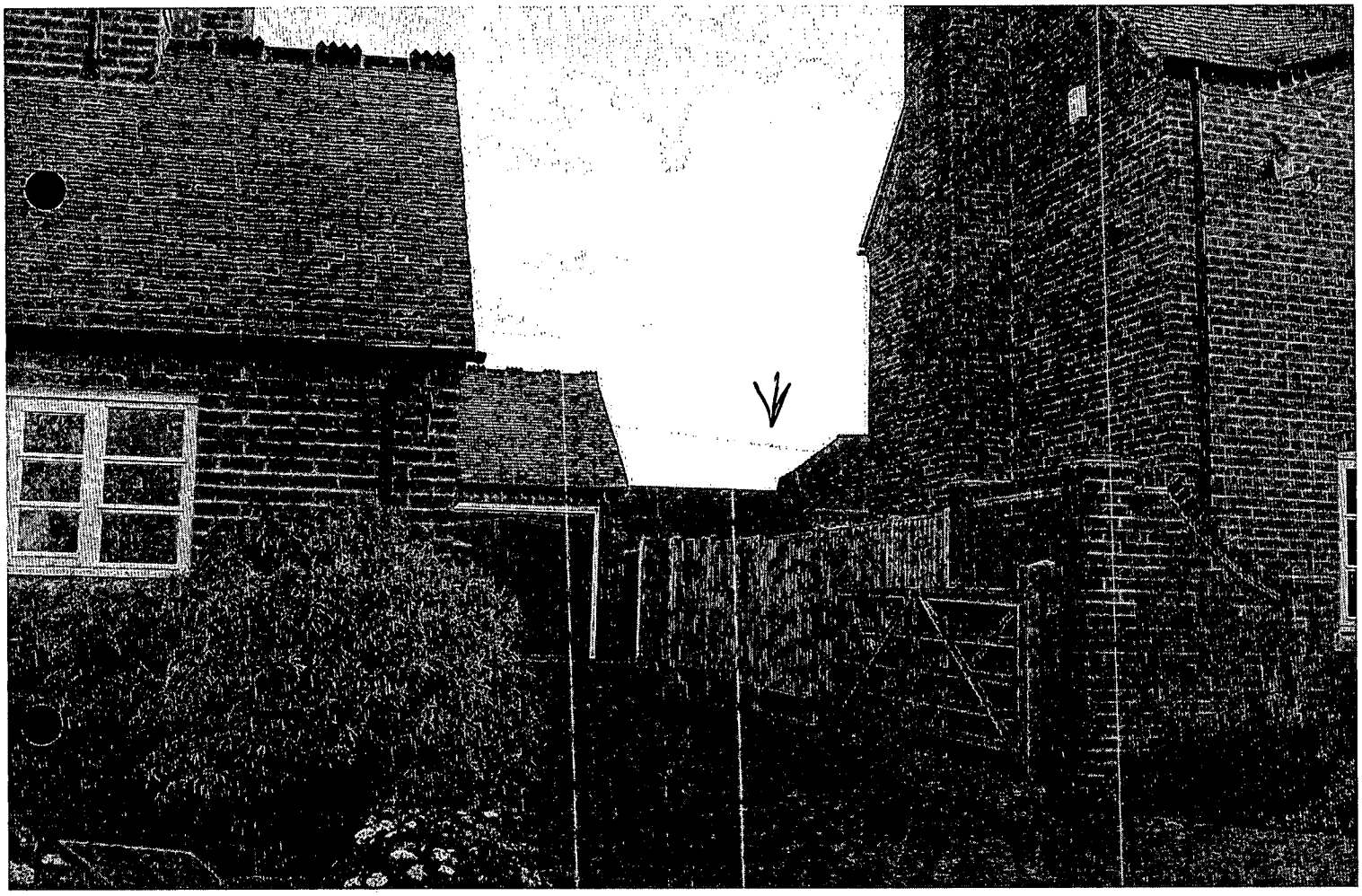
Notes to Applicant:-

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.

Contact Officer:- Mrs L Forman Ext 5682

Solar Panels
on this Roof



Time to go home

