DELEGATED REPORT

Recommendation Made: 21 November 2011

Reference:- 11/00770/FUL **Parish:- Sheepy Parish Council**

Applicant:- Ms Rachel Tidmarsh
Hill View
Bosworth Road
Wellsborough
Nuneaton

Location:- Hill View Bosworth Road Wellsborough Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for extensions and alterations to an existing bungalow known as Hill View, Bosworth Road, Wellsborough. The proposals include the raising of the roof in order to provide first floor accommodation above the whole of the existing ground floor, together with two storey extensions to the side and rear, formation of a rear balcony and the erection of a detached double garage.

The application site lies in the countryside to the south of Bosworth Road and to the north east of Wellsborough. The site comprises of a residential curtilage measuring approximately 0.175 hectares containing a brick built bungalow of simple gabled design and two outbuildings (a stable and former cattery shed) together with a paddock area to the rear measuring approximately 0.22 hectares. The previously existing rear curtilage boundary hedgerow has been removed. The bungalow has had its roof removed and rear wall demolished in part in preparation for the implementation of a previous planning permission for extensions and alterations (reference 09/00338/FUL). The site occupies an elevated position in relation to the surrounding landscape which is open in nature with isolated dwellings and farms. There are two storey cottages to the south of the application site that also occupy an elevated position.

A schematic drawing has been submitted with the application to demonstrate the extent of the existing external fabric in comparison to the proposed. The front elevation and eastern side of the existing bungalow will be retained and the western elevation will be retained for 6m but then obscured by the side extension. The main changes are to the rear but the drawing indicates that parts of the original dwelling will be visible from the rear.

The Design and Access Statement advises that the proposal is to raise the bungalow to full 2 storey height and extend the dwelling to the rear and the side with a significant set back to minimise the impact from the highway and neighbouring properties. The proposed side extension is also subservient to the main building. The double garage is further reduced in height and detached from the main dwelling to reduce the overall width on site visually. The roof finish and brickwork to the new gables will match the colour of the existing as far as possible but the texture will be smoother as the existing wire-dragged brick is of poor finish which weathers badly. The brickwork will be complimented by render. The existing window openings will be retained but have windows that are in keeping with the revised proportions of the house.

The Design and Access Statement also includes a Condition Report dated August 2011 that highlights a number of areas of concern in respect of the current condition of the existing structure including stepped cracking, lack of wall ties, unstable walls, distortions to window frames, loose and perished mortar etc.

An additional plan has been submitted in respect of a landscaping scheme.

History:-

10/00262/NOMAT	Non-Material Amendment to Planning Permission 09/00338/FUL	Approved	25.05.2010
09/00338/FUL	Extensions and Alterations to Dwelling	Approved	07.07.2009

08/00373/FUL Extensions and Alterations to Dwelling Withdrawn 14.08.2008

Consultations:-

No objections have been received from Head of Community Services (Land Drainage)

No response has been received from:-

Sheepy Parish Council
Site notice
Neighbours

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 1(PPS1): Delivering Sustainable Development
Planning Policy Statement 3 (PPS3): Housing
Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas

Local Policy

Local Development Framework: Core Strategy 2009

No policies relevant to this application

Hinckley and Bosworth Local Plan 2001

The site is located in the countryside as defined in the adopted Hinckley and Bosworth Local Plan

Policy BE1: Design and Siting of Development
Policy NE5: Development in the Countryside
Policy T5: Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance on House Extensions

Appraisal:-

The main considerations in respect of this application are the principle of development, the design and appearance of the proposed extensions and alterations and their impact on the existing dwelling and the surrounding countryside, amenities of neighbouring properties and highway safety.

Principle of Development

The site is located outside any settlement boundary and is in the countryside as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map. However, policy NE5 does provide a presumption in favour of the extension of existing buildings subject to the extensions and alterations respecting the scale and character of existing buildings, there being no adverse effect on the appearance or character of the landscape and all other planning matters being appropriately addressed.

Notwithstanding that the submitted plans indicate the removal of the roof and the demolition of sections of the external walls (particularly to the rear), they also demonstrate that the core structure of the existing dwelling is to be retained within the resultant dwelling to overcome any concerns relating to the creation of a new build dwelling in the countryside. In view of the submitted Condition Report contained within the Design and Access Statement, a condition requiring a structural construction method scheme to be submitted for prior approval to ensure the stability of the existing structure whilst works are undertaken is considered to be reasonable and necessary in this case to ensure that the proposals remain compliant with policy NE5.

Design, Appearance and Impact

The proposed extensions and alterations which include the raising of the roof to provide first floor accommodation over the entire ground floor footprint together with two storey side and rear extensions and a detached double garage represent a significant increase to the footprint, floor space and scale of the existing bungalow. However, the bungalow is located within a large plot and the resultant dwelling will not result in overdevelopment of the site. The proposals retain the core of the existing bungalow and the proposed extensions have been sited to the rear (5.3 metres width by 3.8 metres depth) and to the side (5.3 metres width by 7.1 metres depth) but set back approximately 6.5 metres from the front elevation to minimise their visual impact. In addition, in this case, there is an extant planning permission for extensions and alterations to the bungalow involving the similar increase in footprint and an increase in scale to 1½ storey with a ridge height of 6.6 metres. Notwithstanding that the current proposals will increase the scale of the dwelling further from single storey to 2 storeys and increase the ridge height by 2 metres from 5.3 metres to 7.3 metres and that the site is in an elevated position, subject to the implementation of the submitted landscaping scheme to provide additional planting to break up the built form of the dwelling and mitigate the impact of the increase in ridge height the proposals are not considered to be so significant that any adverse impact on the character or appearance on the surrounding countryside will result. The dwelling is also set back from the front curtilage boundary by approximately 18 metres which reduces visual impact from Bosworth Road.

The existing dwelling is a modern bungalow of simple gabled design with additional single storey extensions. The proposed increase in scale and the proposed design that includes the use of significant areas of glazing in the rear elevation will significantly change the character and appearance of the dwelling which is contrary to the guidance contained in the adopted SPG on House Extensions. However, in this case, the dwelling is located in a relatively isolated position and creates its own character in the landscape, the design is considered to improve the visual appearance of the site, adjacent cottages are two storeys in height therefore the proposal will not be out of scale with neighbouring buildings and the proposals will not result in the loss of any outstanding features of architectural merit. Therefore, subject to the use of appropriate external materials and notwithstanding the SPG on House Extensions, the proposals are considered to be acceptable in this case.

The proposed double garage measures approximately 8.3 metres in width x 6 metres in depth with a ridge height of 4.5 metres and will respect the scale and character of the dwelling and the size of the plot. It is sited to the side and set well back to the rear of the dwelling where it will not be visually prominent within the countryside. The proposed garage is sited in a similar position and has a similar design to that previously approved and is still considered to be acceptable.

On balance, as a result of the design and appearance of the proposed dwelling and double garage, and subject to the use of appropriate external materials and implementation of the submitted landscaping scheme the proposals will not have an adverse impact on the character or appearance of the site or the surrounding countryside and are considered to meet the aims of policies BE1 and NE5 and are therefore acceptable in this case.

Impact on Neighbours

The site is relatively isolated from neighbouring properties. There are however two 2 storey cottages in an elevated position to the south of the application site that have a separation distance of approximately 28 metres to the nearest point of the rear elevation of the proposed dwelling and approximately 16 metres to the proposed double garage. In addition, the boundary is defined by a mature hedge and semi mature trees which provide adequate screening. As a result, the proposals, which include first floor windows and balconies, will not have an adverse impact on the privacy or amenities of any neighbouring properties.

Highway Issues

The existing vehicular access is to be retained and the driveway altered to accommodate the footprint of the proposed extensions and provide suitable access to the proposed double garage. Adequate car parking and turning areas will be provided within the curtilage.

Other Issues

The proposed scheme will result in a dwelling that meets modern building and insulation specification standards and therefore create a more sustainable development than currently exists.

Conclusion

The core structure of the existing dwelling is to be retained and the proposals, whilst substantial, are considered to enhance its overall design and appearance. Whilst the visual impact on the countryside will be increased by the introduction of first floor accommodation and the extensions, the resultant dwelling will not be out of scale in relation to the size of the plot and with the use of external materials of appropriate quality will not have an adverse impact on the appearance or character of the surrounding countryside in this case subject to the implementation of the previously approved landscaping scheme. In addition, the proposals will not have an adverse impact on the amenities of any neighbouring properties or highway safety. On balance, the proposed scheme is considered to meet the criteria of policies BE1, NE5 and T5 of the adopted Local Plan and the application is 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 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 as it would not have an adverse impact on the character or appearance of the existing dwelling, it would not have a material adverse impact on the character or appearance of the surrounding countryside or the amenities or privacy of the occupiers of neighbouring properties and adequate car parking and private amenity space is retained within the curtilage together with suitable access.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, NE5 and 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 Location Plan at 1:1250 scale Drawing No. 1125 P(2)01; Proposed Block Plan and Proposed Floor Plans Drawing No. 1125 P(2)03a; Proposed Elevations Drawing no. P(2)02a; Proposed Garage Floor Plan and Elevations Drawing No. 1125 P(2)04 received by the local planning authority on 30 September 2011 and additional Proposed Landscaping Plan Drawing No. 1125 P09A received by the local planning authority on 18 November 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 extensions, alterations, garage and hard surfacing areas 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 approved soft landscaping scheme shall be carried out in accordance with the approved details during the first appropriate planting season following the date when the proposed extensions and alterations are ready for occupation. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the local planning authority.

5 Notwithstanding the submitted details, prior to the commencement of any development hereby permitted, a method statement providing full details of how the existing bungalow structure is to be supported and retained for the duration of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved method statement.

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 to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE5 of the adopted Hinckley & Bosworth Local Plan.

5 To enable the local planning authority to retain control over the method by which the approved works are carried out in order to ensure satisfactory development in accordance with policy NE5 of the adopted Hinckley and 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 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).

5 In relation to Condition 5, the applicant is advised that this permission relates to extensions and alterations of the existing dwelling only and does not grant planning permission for additional demolition or rebuilding of the existing structure other than that detailed on the approved plans. The extensions and alterations hereby approved shall be carried out in such a manner so as to ensure that the original walls of the bungalow shown to be retained after development are protected whilst the construction works are being carried out. Should further demolition occur during the construction of the extensions and alterations approved by this planning permission, the applicant is reminded that rebuilding is likely to be tantamount to a new dwelling in the countryside which is generally considered to be contrary to national and local planning policies.

6 The applicant is advised that this permission does not grant planning permission for any extension of the residential curtilage of the dwelling into the adjacent paddock area to the rear and that the previously existing residential curtilage as defined on the Existing Site Plan Drawing No. 1125 P(2)01 shall be reinstated with an adequate boundary prior to first occupation of the extensions and alterations hereby approved.

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