

P21-3606 – NC

9th March 2023

Planning Department
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Dear Sirs/Madam

LPA REF 21/01423/HOU– Erection of two single storey extensions, erection of a porch and erection of a garage.

Please find the enclosed application submitted pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended).

This application seeks to vary condition No.2 of planning permission 21/01423/HOU which granted consent for the erection of two single storey extensions, erection of a porch and erection of a garage.

Existing Condition

Condition No.2 of planning permission 21/01423/HOU states:

2.The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Location Plan – Drg No. 211475–PLO1B

Block Plan – Drg No. 211475–PLO2C

Existing Floor Plan – Drg No. 211475–PLO3

Existing Elevations – Drg No. 211475–PLO4

Proposed Floor Plan – Drg No. 211475–PLO5C

Proposed Elevations – Drg No. 211475–PLO6D



Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Proposed Condition

Consent is sought to vary condition No.2 to:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Location Plan – Drg No. 211475-PL01B
Block Plan – Drg No. 211475-PL1002
Existing Floor Plan – Drg No. 211475-PL03
Existing Elevations – Drg No. 211475-PL04
Proposed Floor Plan – Drg No. 211475-PL1005
Proposed Elevations – Drg No. 211475-PL1006

Proposed Amendments

Planning permission 21/01423/HOU grants permission for various extensions to the main dwelling of Oak Tree Farm as well as the erection of a garage building within the curtilage of the dwelling.

The extensions to the dwelling house remain unaltered and no amendments are proposed to these as part of this variation application. The applicant has re-evaluated the design of the proposed garage building, and it is evident that the depth of the approved designs is not sufficient to accommodate the extraordinarily long classic cars which is the primary purpose of the structure.

To remedy this, the revised plans propose a marginally deeper structure now sufficient to securely accommodate the storage needs. It is considered important to retain the pitch of the roof as close as possible to the approved designs as it complements the collection of buildings within the vicinity and as a consequence of this, the overall height of the building has raised slightly. This presents an opportunity to obtain further, usable space above the car storage. This approach negates the need to extend the main dwelling house further in the future as accommodation needs evolve for the occupiers of the dwelling.

Assessment of Amendments

For the original scheme the officer's report notes that *"the proposed extensions to Oak Tree House and new garages will have little impact on the intrinsic value, beauty, open character and landscape character of the countryside. Views of the countryside currently take in the cluster of farmsteads of Oak Tree Cottage, Swallows Rest and Rogues Barn. The new garage buildings are closely positioned to existing buildings so will be easily assimilated into wider views of the farmsteads."*



The Officer further notes that the *"The garages are proposed to be of traditional form with pitched roofs and materials to be agreed by condition. As such they would be complementary to existing buildings."*

In terms of the impact upon neighbouring amenity of the original scheme, the Officer doesn't comment on the garage building specifically, presumably because it is not located near the site's boundary with neighbouring properties. The Report however concludes that the *"the proposed development would accord with policies of the development plan. The new building could be assimilated into views of the countryside without harm in line with Policy DM4; the proposals are of an appropriate scale and design to be complementary to the existing buildings and will have no unacceptable adverse effects on the amenity of neighbours in line with Policies DM10 and DM11. There are considered to be no impacts in terms of highway safety and the parking requirements of Policy DM18."*

In terms of the proposed minor revisions to the garage structure, the building will remain largely in the same location within the collection of buildings and of a very similar scale and form. The roof pitch formation of the structure is maintained. The materials of the structure will still be presented to and agreed with the Council pursuant to condition No.3 of the planning permission ensuring its appearance is satisfactory.

The building, being in the same location as approved, will continue to have no bearing on neighbouring properties. Given the minor nature of the amendments compared to the approved scheme, the revised design will still be of an appropriate scale and design to be complementary to the existing buildings and assimilate into views of the countryside without harm. The proposals remain compliant with policies DM1, DM4, DM10, DM11 and DM18 of the Local Plan as well as the Good Design Guide 2020.

Accordingly, in accordance with the National Planning Policy Framework, the application represents sustainable development which should be approved without delay.

I trust you find the development proposals acceptable to accord with the Council's policies and please do not hesitate to contact me should you require anything further.

Yours sincerely.

Nick Cox
Principal Planner