DELEGATED REPORT

Recommendation Made: 14 June 2011

Reference:- 11/00375/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mr & Mrs S Ellis
Carriers Croft
Sheepy Road
Sibson
Nuneaton

Location:- Carriers Croft Sheepy Road Sibson Nuneaton Leicestershire

Proposal:- ERECTION OF A GARDEN STORE

Introduction:-

This application seeks full planning permission for the erection of a single storey garden store of timber construction on land to the rear of Carriers Croft, Sheepy Road, Sibson, a 2½ storey brick and tile cottage with a large residential curtilage and grassed paddock to the rear containing a brick built stables building and a tennis court enclosed by wire mess fencing. Whilst the dwelling is within the Sibson Conservation Area, the proposed store is to be located between the stables and the tennis court adjacent to but outside of the Sibson Conservation Area and is to be used as ancillary storage to the occupation of the dwelling. It is required to provide secure storage for mowing equipment, garden furniture used in association with the use of the tennis court and gym equipment.

An amended plan has been submitted to address inconsistencies in the fenestration positions on the south elevation of the store, however, due to the minor nature of the amendments and location of the store in relation to neighbouring properties no re-consultation is considered to be necessary. An additional letter has been received to confirm the external roof materials and stain finish of the external timber walls.

Relevant Planning History:-

00/01155/FUL Erection of Garden and Vehicle Store Approved 01.02.01

Consultations:-

No objections have been received from:-

Head of Community Services (Land Drainage)

No response has been received at the time of writing this report from:-

Ward Members
Sheepy Parish Council
Site Notice
Neighbours

Development Plan Policies:-

Adopted Local Plan 2001

The proposed development lies outside the settlement boundary of Sibson and outside but adjacent to the Sibson Conservation Area as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting
Policy BE7: Development in Conservation Areas
Policy NE5: Development in the Countryside

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed store on the character and appearance of the surrounding countryside, the adjacent Sibson Conservation Area and on the amenities of neighbouring properties. There is no proposed change to the existing access arrangements.

The Principle of Development

The proposal is located outside the settlement boundary of Sibson, as defined in the adopted Hinckley and Bosworth Local Plan Proposals Map where there is a presumption for certain types of development subject to a number of other material planning matters being appropriately addressed. The proposed store will occupy a similar position and footprint to two previously existing timber stores on the site and given that planning permission has previously been granted for a tennis court located further from the dwelling than the proposed store, in this case the proposal is considered to be acceptable for ancillary residential purposes in principle.

Character and Appearance of the Countryside and Sibson Conservation Area

Whilst not within the settlement boundary or the residential curtilage, the proposed store is to be located between the existing stables building and the tennis court where two smaller timber stores have recently been removed due to reaching the end of their useful life. Given its small scale, the materials and finish to be used in its construction, its position at the rear of the stables building which forms a backdrop and the fact that it is well screened by mature hedgerows to the west, east and south the store will not have any adverse impact on the character or appearance of the surrounding countryside and will preserve the character of the adjacent Sibson Conservation Area and is therefore considered acceptable in design terms.

Impact on Neighbours

The proposed store is located over 50 metres from any neighbouring dwellings and as a result of this siting, the proposed ancillary use, the small scale of the store and existing screening, the proposal will not result in an adverse impact on any residential amenity.

Conclusion

The use of the store will be ancillary to the occupation of Carriers Croft. The scale, design and materials to be used in the construction of the store reflect the semi-rural character and appearance of the site and as a result, along with the siting of the store, will not have an adverse impact on the existing dwelling, the character or appearance of the countryside or the amenities of the occupiers of neighbouring properties and will preserve the character of the adjacent Sibson Conservation Area. The application is considered to be in accordance with policies BE1 and NE5 of the Local Plan and is therefore recommended for approval subject to conditions.

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 garden store by virtue of its siting, scale, design and appearance would not have an adverse impact on the character or appearance of the existing dwelling, the surrounding countryside or the amenities of the occupiers of neighbouring properties, would preserve the character of the adjacent Sibson Conservation Area and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, BE7 & NE5

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:- Drawing Nos.: Site Location Plan at 1:2500 scale; Block Plan at 1:500 scale; Wall A, Wall C, Wall 3 and Plan at 1:50 scale received by the local planning authority on 13 May 2011 and amended drawing Wall 1 Revision A at 1:50 scale received by the local planning authority on 26 May 2011.

3 Within three months of the erection of the building hereby permitted, the external face of the timber walls shall be stained in Cuprinol Garden Shades (Willow Green) in accordance with the external finish detailed in the additional letter dated 14 June 2011 and thereafter maintained as such unless otherwise agreed in writing with the local planning authority.

4 The external roof material of the store building hereby permitted shall be Katepol Mineral Felt Shingle (Black) in accordance with the roof material detailed in the additional letter dated 14 June 2011 and thereafter maintained as such unless otherwise agreed in writing with the local planning authority.

5 The garden store hereby permitted shall be used solely for purposes ancillary to the residential occupation of Carriers Croft, Sheepy Road, Sibson.

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 & 4. In the interests of visual amenity to accord with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

5 To ensure that the use of the store remains compatible with the surrounding area to accord with policy BE1 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.

Contact Officer:- Richard Wright Ext 5894