hancocktownplanning

Hancock Town Planning Ltd
Hope Cottage The Green Claverdon
Warwickshire CV35 8LL

Tel: 01926 843101

Our ref: HTP200le10

19 MAR 2009

The Planning Inspectorate
Registry/Scanning Team
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

DEVELOPMENT SERVICES

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18th March 2009

Dear Sirs

Planning application 08/01073/FUL – relocated garage block with duplex apartment, 60 Main Street, Higham-on-the-Hill, Nuneaton, Leicestershire, CV13 6AH

Please find enclosed a completed appeal form, and relevant supporting documents, relating to the refusal of Hinckley & Bosworth Borough Council to grant permission for the above development.

Hancock Town Planning (HTP) Ltd submitted a detailed statement in support of the original planning application on which we wish to rely as setting out our Grounds of Appeal against the refusal. For the sake of brevity, we do not repeat our comments here but refer the Inspector to the relevant parts of our statement. We would, however, like to make some additional points arising directly from our consideration of the two reasons for refusal of the application.

Impact upon the listed building and conservation area

It is our experience that different planning authorities take different views as to the most appropriate design approach in 'conservation-sensitive' locations – some seek to differentiate between the new and old buildings by adopting a clearly different design approach whilst others (and probably the majority) encourage developers to adopt a design approach that reflects the local vernacular. In the case of Ravenstone Farm, Hinckley & Bosworth Borough Council is seeking the former approach, with the Notice of Decision objecting to the *"similar vernacular design"* of the proposed building which the Council considers *"replicates the design style of the farm outbuildings"* so that the building will appear as *"an unnecessary extension to the built form and the setting of the farmstead"*.

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In this case, whilst the applicant has clearly tried to design a scheme that is visually pleasing and sympathetic to its context, we do not accept that the proposed building has adopted a design approach which replicates the design style of the farm buildings. The proposed inclusion of the roof dormers clearly differentiates the building from the converted farm outbuildings which have simple elevations and plain rooflines. The proposed building will clearly read as a later addition and will not therefore undermine the historical context and original form of the farm courtyard.

The implication of the Council's first reason for refusal is that it would prefer a bland utilitarian building which we believe would be totally unsympathetic to its context. It should also be noted that the applicant would have been willing to discuss potential amendments to the submitted design to make it less 'vernacular' (according to the Council's interpretation) but was not given this opportunity as the Council still maintains its objection to the proposal on amenity grounds (see below).

Notwithstanding the debate over the appropriate design of the relocated garage/flat building, it should be appreciated that the proposed building would be over 50 metres away from the listed farmhouse and would not be readily visible from Main Street due to a combination of the limited height of the proposed building, the screening effect of the converted outbuildings and the presence of a mature yew tree along the site frontage (see Photograph 1 of HTP's statement).

In addition, when considering the impact upon the listed farmhouse, it is important to appreciate the reasons why the farmhouse was listed. Attached at Appendix A is the listing description of the farmhouse, as supplied by the planning authority. This confirms that the building was listed for its own architectural merit and no mention is made of its courtyard setting or its relationship with the outbuildings surrounding it. Therefore, the siting of a new building over 50 metres away would be unlikely to detract from the attributes which made the farmhouse worthy of listing.

Impact upon amenity

The second reason for refusal states the Council's view that the addition of a one-bed flat to the rear of the property would be materially detrimental to the amenity of occupiers of the residential units either side of the vehicular access (Plots 3 and 4). However, a one-bed flat might typically be expected to result in only an additional five vehicular movement during any 24 hour period. Given that the walls of Plots 3 and 4 either side of the vehicular access are solidly constructed and contain no openings, the effect of modest increased usage by private cars should go unnoticed by the adjacent occupiers.

Moreover, when considering the impact of the proposed additional unit on residential amenity, one needs to take account of the very significant improvement that the proposal will have on the amenity of the occupiers of No. 3 in other respects. The proposed scheme would result in a significant increase in garden area for the property as well as a great improvement in its outlook. Attached at Appendix B is an extract from submitted plan 2989/23A annotated to show the siting of the approved garage in relation to the proposed revised parking provision. This shows how the garage building approved under permission 06/00822/FUL would be only 5.4 metres from the rear elevation of Plot 3 and would severely affect the outlook from the property.

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The proposal would also result in an additional parking space for Plot 3 which would represent a further benefit for the occupiers. The provision of two spaces for the property would bring the provision in line with the County Council's parking policy for three bedroom properties .

Overall, therefore, the appellant considers that any marginal disbenefit resulting from a very modest increased use of the vehicular access would be more than outweighed by the improved outlook from Plot 3, its increased garden area and the provision of an addition parking space for the property.

We would be grateful if you could forward these comments to the Inspector.

Yours faithfully,

J. Hancock

Joel Hancock BSc (Hons) MSc MRTPI

Appendix A

Joel Hancock

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RECEIVED

From: "James Hicks" <James.Hicks@hinckley-bosworth.gov.uk>
To: <info@hancocktownplanning.co.uk>
Sent: 19 September 2008 10:13
Subject: Listing Description for 60 Main Street Higham on the Hill

The listing description for 60 Main Street Higham on the Hill reads as follows:

Grade II. House. Late C18. Red brick; slate roof; brick end stacks. Three storeys with brick eaves cornice. Regular 3 window front, narrower in centre; large early C20 casements with blind segmental heads to ground and first floors. Central flush panel door with transom light over.

Kind regards

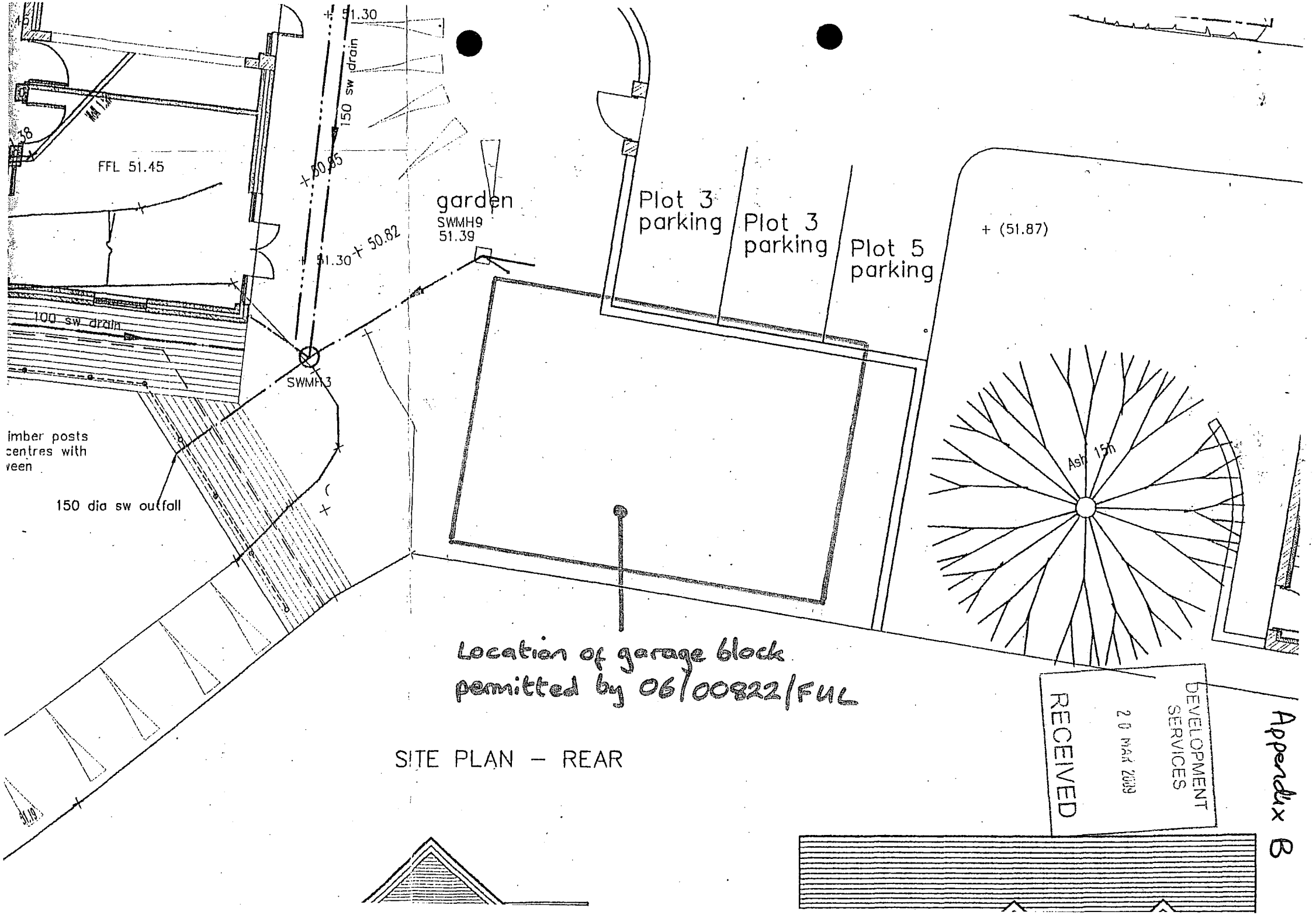
James Hicks
Area Planning Officer
james.hicks@hinckley-bosworth.gov.uk
tel: 01455 255762

Culture & Development Services
Hinckley & Bosworth Borough Council
Council Offices, Argents Mead
Hinckley, Leicestershire, LE10 1BZ

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To submit an online application, or to find out more about the Planning Portal, please follow the link below:

http://www.planningportal.gov.uk/

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FFL 51.45
150 sw drain
garden
SWMH9
51.39
Plot 3
parking
Plot 3
parking
Plot 5
parking
+ (51.87)
100 sw drain
SWMH3
150 dia sw outfall
Ash 15h
Location of garage block
permitted by 06/00822/FUL
SITE PLAN – REAR
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Appendix B