DELEGATED REPORT

Recommendation Made: 27 September 2011

Reference:- 11/00662/FUL **Parish:- Desford Parish Council**

Applicant:- Mr And Mrs T And E L Kirkman
72 Main Street
Desford
Leicester
Leicestershire

Location:- 72 Main Street Desford Leicester Leicestershire LE9 9GR

Proposal:- REBUILDING OF EXISTING OUTBUILDING (RETROSPECTIVE)

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the rear of this large, part three-storey, part-single storey terraced property which is sited within the Desford conservation area.

The dwelling is constructed from red brick which is finished in a rough brown pebble dash with clay tiles.

Relevant Planning History

11/00141/UNAUTH Enforcement Enquiry- Unauthorised works

Consultations:-

No objection has been received from HBBC Conservation Officer.

A site notice was displayed and neighbours notified. No comments have been received from:-

Desford Parish Council
Ward Members
Neighbours
Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Core Strategy 2009

Policy 8- Key Rural Centres Relating to Leicester

Adopted Local Plan

BE1- Design and Siting of the Development
BE7- Development in Conservation Areas

Supplementary Planning Guidance:-

Desford Conservation Area Appraisal 2010
House Extensions SPG

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension upon the character and appearance of the existing dwelling and upon the conservation

area and the impact upon the amenities of the occupiers of neighbouring properties.

Principle

The site is located within the settlement boundary of Desford, as defined in the adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Existing Dwelling and Street Scene

It should be noted that the proposed extensions to form a cart shed, w.c, dog kennels and external stores are to be constructed to a similar built footprint and to the same height as the cart shed, toilet and external stores that previously occupied this part of the site until they were demolished earlier in 2011. It is known that these buildings previously occupied the site as an Enforcement Enquiry (Reference 11/00141/UNAUTH) was registered for the clearing/demolition and re-building of outbuildings to the rear of the farmhouse. From viewing ordnance survey plans and aerial photographs it is clear that there previously were three outbuildings located to the rear of the dwelling, which were of a similar footprint and siting. The proposed extension will not be visible from the public highway as it will be screened behind the single storey section of the applicant's dwelling that is linked to 76 Main Street.

It should also be noted that the proposed works are partly retrospective in nature as the walls of the proposed extension have been constructed to eaves height and the structural oak trusses were being installed at the time of the case officer's additional site visit on 28 September 2011.

Given its position at the rear of the site and the fact that until recently a series of outbuildings of varying design and states of dilapidation occupied a similar built footprint and were of the same height as the proposed extensions it is considered that the proposed development will not have any adverse impact on the street scene or upon the character of the existing dwelling and is therefore acceptable in design times. Furthermore it is important to note that the proposed materials of construction, including red brick, slate tiles, timber doors and windows will ensure that the appearance of the proposed extension is in keeping with the character and appearance of the dwelling.

Impact on the Conservation Area

The dwelling is identified in the photographic appraisal of the Desford Conservation Area Appraisal as one of only a small number of three storey buildings. The dwelling is a rendered property and has had several of its windows blocked on the front elevation. The rear elevation is attractive and in 1851 the dwelling comprised of three separate dwellings.

72 Main Street occupies a wide built frontage of 24 metres along Main Street and is one of the most prominent dwellings within the street. The dwelling is located on a section of Main Street (eastern side) which is defined by dwellings built up to the edge of the highway footpath with the occasional break in the street scene where the vehicular accesses to detached dwellings set back from the highway are located. The Desford Conservation Area Appraisal states that Priory Farmhouse (72 Main Street) is located at the centre of a group of buildings which line the street and which have differing roof heights that provide a dramatic change in the street scene in contrast to the terrace of cottages opposite which are all of similar two storey height. The siting of the extension to the rear of the dwelling ensures that the character of dwellings constructed up to the edge of the highway footpath is retained and remains uninterrupted. The development also ensures that the dramatic change in the street scene, in which 72 Main Street is the most prominent building is preserved and that the character and appearance of this part of the Desford Conservation Area is preserved.

It is accepted that an extension measuring 19m in depth and 7.5m in width is significant in terms of scale and bulk and has the potential to be to detrimental to the character and appearance of the Desford conservation area. However in this case the siting of the extension to the rear of the dwelling, the proposed materials of construction (timber doors and windows, slate tiles and red brick) the existence of existing screening in the form of a 3.7m high brick wall that runs along the entirety of the depth of the extension on the northern boundary and the fact that the extension is screened behind the dwelling to the west means that the proposed development is considered to preserve the character and appearance of the conservation area. The siting of the development to the rear of the dwelling and the existence of extensive boundary treatments will ensure

that the important views along Main Street, looking south to north as identified in the Desford conservation appraisal 2010 will be protected. The works are therefore considered to be compliant with policy BE7 of the adopted Local Plan as the special character and views of the Desford Conservation Area will be retained and remain uninterrupted and preserved.

Impact on residential amenity

The proposed extension will be screened behind a 3.7m high wall along the entirety of its depth to the northern boundary, therefore there is no loss of residential amenity to the occupiers of 76 Main Street through the effects of overshadowing or overbearing impact. The line of mature trees in excess of 3m high along the southern boundary and the siting of existing dwelling to the west ensures that the proposed extension will not result in loss of residential amenity to 68 Main Street sited 20 metres to the south. Therefore the proposed development is considered to be compliant with policy BE1 of the adopted Local Plan.

Other issues

Impact on trees

It should be noted that there are two existing trees, namely a Yew and Cupressus tree which are located in close proximity to the proposed extension and which are afforded some protection due to their siting within the Conservation Area. The condition of these tree species are poor and it is considered that they have limited amenity value in terms of their contribution towards the appearance of the Desford conservation area. The eastern walls of the proposed extension will be sited within 1.5 and 2m of these trees. These trees are sited to the rear of the dwelling and are not visible from Main Street and as such do not substantially contribute to the Desford Conservation Area or the visual amenity of the wider area. The condition of these trees would have continued to decline as they were already located in close proximity to the outbuildings that the proposed extension will replace. The proposed extension will not be sited any closer to these trees than the previous outbuildings so the proximity of trees and development will remain unchanged in this case. It is considered that the limited contribution these trees make to the character and appearance of the Desford Conservation will be preserved in this case as the extension will be sited no closer to these trees than the outbuildings it is proposed to replace.

Conclusion

The proposed extension, by virtue of its scale, design, siting and materials of construction would respect the scale and character of the existing dwelling and the previous outbuildings that it is to replace and would preserve the character and appearance of the Desford conservation area. The proposed development would not adversely affect the amenities of the occupiers of neighbouring properties or result in highway or pedestrian safety issues. The application is considered to be in accordance with policies BE1 and BE7 of the Local Plan and the Council SPG on House Extensions 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 development by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the Desford conservation area and street scene and would be in accordance with the development plan.

Hinckley and Bosworth Adopted Core Strategy (2009) :- Policy 8
Hinckley and Bosworth Borough Council Local Plan (2001) :- BE1, BE7

1 The development hereby permitted shall be completed in accordance with the submitted application details, as follows: Proposed layout and elevations plan received on 11 August 2011, Existing North Elevation plan, site location plan and block plan received on 30 August 2011.

2 Within one month of the date of this permission samples of the types and colours of materials to be used on the external elevations of the proposed extension hereby approved shall be deposited with and approved in writing by the Local Planning Authority and the scheme shall be completed in accordance with those approved materials.

Reasons :-

1 For the avoidance of doubt and in the interests of proper planning.

2 To ensure that the development has a satisfactory external appearance to accord with policies BE1 and BE7 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.

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).

Contact Officer:- Scott Jackson Ext 5929