**DELEGATED REPORT**

**Recommendation Made:**

**Reference:-** 08/00151/FUL **Parish:-** Osbaston Parish Council

**Applicant:-** Mrs Kate Beech
White Rose Barn
Lount Road
Osbaston
Nuneaton

**Location:-** White Rose Barn Lount Road Osbaston Nuneaton Leicestershire

**Proposal:-** DEMOLITION OF EXISTING CONSEVATORY AND EXTENSION AND ALTERATIONS TO DWELLING

**Introduction:-**

Planning permision is sought for the demolition of an existing conservatory and the erection of a single storey side extension to form a sunroom and study. The extension will incorporate part of the existing boundary wall which currently screens the garden and part of the conservatory from the street scene.

The property known as White Rose Barn originally formed part of the outbuildings to Lount Farm and stands at the back edge of the highway to the west of the farmhouse. The barn was converted into residential development in the 1980's.

A supporting statement has been submitted with the application which states "the current conservatory is not in keeping with the original barn and neighbouring farm house and has become dilapidated and in need of repair or replacement. It also does not comply with Building Regulation requirements, due to its single brickwork, internal soil and vent pipe and internal manhole cover. Additionally, the large first floor window to the west elevation does not match other window to this elevation at first floor."

The plans indicate the erection of a garage block along the side boundary of the site, however this does not form part of the planning proposal and is not under consideration in the determination of this application.

**Consultations:-**

Osbaston Parish Council has no objection.

Crime Reduction Officer, Leicestershire Constabularly has no objections to the proposal.

County Ecologist has identified badger and bluebell in the vicinity.

Environmental Health (Pollution/Drainage) have no comments

County Highway Authority has no objection.

**Development Plan Policies:-**

Policy BE1 of the Hinckley and Bosworth Local Plan is relevant in the determination of this application.

**Appraisal:-**

The design of the proposal is simple in form and therefore respects the character of this converted barn and rural location. Given the position of the proposal and neighbouring properties no residential amenities are considered to be affected. The proposal retains adequate off street car parking provision within the curtilage of the site.

The development is therefore considered acceptable.

**RECOMMENDATION :- Permit subject to the following conditions :-**

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

materials to be agreed

2 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing building unless previously agreed in writing with the Local Planning Authority.

3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no window other than those approved under this permission shall be inserted into the north facing elevation of the proposed extension unless otherwise agreed in writing with the Local Planning Authority.

**Reasons :-** + Condition

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 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 The plans indicate the erection of a proposed garage block, this element of the scheme has not been considered as part of the determination of this application and does not form part of the approved plans.

not indicative + garden extension

**Contact Officer:-** Cathy Horton Ext 5605