DELEGATED REPORT

Recommendation Made: 28 June 2011

Reference:- 11/00240/FUL **Parish:- Higham On The Hill Parish Council**

Applicant:- Mr J Davenport
Elms Farm
70 Main Street
Higham On The Hill
Nuneaton

Location:- Elms Farm 70 Main Street Higham On The Hill Nuneaton Leicestershire

Proposal:- SINGLE STOREY EXTENSION TO EXISTING STORE

Introduction:-

Full planning permission is sought for a single storey extension to an existing store.

The extension is proposed to project from eastern elevation of the existing store and an extension off to the south will create a tractor store and covered canopy. The proposed extension would create a 'L' shaped development, which will have an eaves and ridge height to match that of the existing store.

The materials proposed are red mix bricks and blue/grey slate to match the existing store.

During the course of the application the applicant has provided further details justifying the proposed extension to the store stating that the store is required for the safe storage of a tractor, quad bike and other valuable equipment, following a recent spout of breaks in at the site.

Elms Farmhouse is an early to mid 18th Century Grade II Listed Building. The farmhouse is located to the north of the site and are adjoined to the east and south by various barns and buildings which formed the farmyard. The existing store is located to the south east of the site, currently used in conjunction with equestrian related uses.

The site is located within the Higham on the Hill Conservation Area and partly located within the settlement boundary of Higham on the Hill, and partly located outside development limits, as defined by the adopted Hinckley and Bosworth Local Plan.

A right of way crosses the wider site but is unaffected by the proposal.

The application is accompanied by a Design and Access Statement and Conservation Area Assessment which states that the design has taken into consideration the restrictions of the massing and heights while considering the original construction and the timberwork will be decorated in brown stain to match the surrounding windows.

An application for Listed Building Consent (ref: 11/00241/LBC) has also recently been submitted for the erection of a single storey extension to the store and this application is subject to a separate report.

The site has an extensive history over the last decade:-

11/00241/LBC	Extension to existing store	Pending	
10/00978/LBC	Part demolition of extensions and alterations to dwelling	Approved	03.02.11
10/00977/FUL	Part demolition of listed building and extension to dwelling	Approved	03.02.11

10/00463/FUL	Creation of menage with associated Lighting	Approved	17.08.10
10/00339/LBC	Part demolition of listed building and extension and alteration to dwelling	Approved	09.07.10
10/00338/FUL	Part demolition of listed building and extension and alteration to dwelling	Approved	09.07.10
02/00127/LBC	Insertion of two windows	Approved	13.03.02
01/00240/LBC	Renovation of stable, conversion of barn and ménage	Approved	24.05.01
01/00239/FUL	Alterations/Extensions/Renovations to dwelling, conversion of barn and menage	Approved	24.05.01
01/00152/LBC	Alterations/Extensions/Renovations to dwelling	Approved	24.05.01

Consultations:-

No comments/objections from:-

Head of Community Services (Land Drainage)

Site Notice and Public Notice displayed and neighbours notified.

1 letter of objection has been received raising concerns on the following grounds:-

a) loss of light to rear property.

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.

Planning Policy Statement 5 (PPS5): 'Planning for the Historic Environment'

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas.

Local Development Framework: Core Strategy (2009)

Policy 12: Rural Villages

Hinckley & Bosworth Local Plan (2001)

Policy NE5: Development in the Countryside

Policy BE1: Design and Siting of Development

Policy BE4: Alterations to Listed Buildings

Policy BE5: The Setting of a Listed Building

Policy BE7: Development in Conservation Areas

Appraisal:-

The main considerations with regards to this application are the principle of development, impact upon the character and appearance of the countryside, impact on the historic fabric, character, appearance and setting of the Listed Building and the Higham on the Hill Conservation Area and impact upon residential amenity.

Principle of Development

Elms Farmhouse is located within the settlement boundary of Higham on the Hill, as defined by the Adopted Hinckley and Bosworth Local Plan proposal map, however the settlement boundary runs through the rear of the site east to west.

For the avoidance of doubt the existing store is located within the settlement of Higham on the Hill, but close to the boundary and as such the proposed extension to the east would both fall within the settlement boundary, and the projection to the south would fall outside the settlement boundary.

There is generally a presumption in favour of development within the settlement boundary of Higham of the Hill, providing all other planning matters can be appropriately addressed. In terms of development outside the settlement boundary, both PSS7 and Policy NE5 are generally supportive of development in the countryside for agricultural uses which deliver sustainable farming enterprises, providing that it does not result in any material harm to the existing character of the landscape.

In summary, it is considered that the proposal represents an extension to an existing store operating as a sustainable enterprise. For the reasons discussed later in the report, it is not considered that there is any identified harm to this countryside setting. Accordingly, there is no in principle objection to the proposed extension, subject to all other planning matters being adequately addresses.

Impact upon the Character and Appearance of the Countryside.

The application seeks consent for an extension to any existing store which is located well within the sites complex. The siting and scale of the proposed extension ensures that the proposal would not be visually prominent from the wider countryside.

In summary, whilst partly located outside development limits, by virtue of the siting and scale it is not considered the proposed extension would be detrimental to the character and appearance of this countryside setting. It is therefore considered that this is in accordance with guidance within PPS7 and Saved Policy NE5 of the adopted Hinckley and Bosworth Local Plan.

Impact on the Historic Fabric, Character, Appearance and Setting of the Listed Building and the Higham on the Hill Conservation Area

Elms Farmhouse is an early to mid 18th Century Grade II Listed Building. The boundary of the Higham on the Hill Conservation Area reflects that of the Local Plan, and as such the proposal again falls within and outside of the Conservation Area. It is a statutory requirement that any new development should at least preserve the character of the Conservation Area

The scale of the proposed extension is similar to that of the existing store, ensuring that it does not dominate the existing building. The brickworks and materials proposed are set to match those used in the existing store, and the proposed openings are of appropriate proportions using timber, ensuring the external appearance is compatible. Accumulatively this ensures that the proposed extension does not impact upon the architectural or historical structure of the Listed Building or detract from its setting or impact upon the character and appearance of the Higham on the Hill Conservation Area.

In summary, by reason of siting, scale and materials the proposed extension would not result in any additional adverse impacts upon the character and appearance of the Listed Building and the Conservation Area over and above that of the existing store. As such it is considered the scheme would not impact upon the architectural or historical structure of the Listed Building or detract from its setting and at the very least preserves the character of Higham on the Hill Conservation Area. It is therefore considered that this is in

accordance with guidance within PPS5 and Saved Policies BE5 and BE7 of the adopted Hinckley and Bosworth Local Plan.

Impact upon Residential Amenity

The residential dwelling most immediately impacted upon as a result of the proposed extension would be Elms Barn located due north of the application site. Concerns have been raised in respect of the loss of light to the rear of the property.

The proposed extension is set to be erected adjacent to the boundary wall within Elm's Barn, where there is a distance of approximately 6 metres between the rear wall of the dwelling and the proposed extension. No windows are proposed within the proposal. Given the siting and scale of the extension it is not considered that there would be any significant overlooking, overshadowing or overbearing impacts upon residential amenity.

In response to a neighbouring letter of objection, it is not considered that the extension of the store would give rise to any significant loss of light or overshadowing on the adjacent property, over and above exerted by that of the existing store.

In summary, the proposed extension is considered to have minimal impacts upon amenity of neighbouring residents. It is therefore considered that this is in accordance with Saved Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Conclusion

In conclusion, the extension of an existing store outside the settlement boundary has been considered acceptable in this case given the siting and scale of the development and that no harm has been identified upon the countryside. It is considered that there would not be any significant material impacts upon visual amenity, or residential amenity, or the architectural or historical structure of the Listed Building or detract from its setting, but will preserve the character of Higham on the Hill Conservation Area. Accordingly, the application is recommended for planning permission, subject to the imposition of planning 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 would be in accordance with the development plan as it is considered characteristic of the surrounding area and would not be detrimental to visual or residential amenity or to the architectural or historical structure of the Listed Building or detract from its setting and the scheme is considered to preserve the character and appearance of Higham on the Hill Conservation Area.

Hinckley & Bosworth Local Plan (2001):- Policies NE5, BE1, BE4, BE5, BE7

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policy 12.

1 The works 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 amended details: Security Building- Block and Location Plan 2011-244-LOC Rev A AND Security Building – Existing and Proposed 2011-248-2 received by the Local Planning Authority on 17 May 2011.

3 No development shall commence, until representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings shall first be deposited with and approved

in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4 No development shall commence until details of the proposed brick bonding pattern and mortar colour to be used in the development hereby approved has been submitted to an agreed in writing by the Local Planning Authority. The works proposed shall be carried out in accordance with the approved details.

5 Notwithstanding the details shown on plan ref: 2011-248-2, no development shall commence until such time as details and materials of the proposed doors and roof light has been submitted to and agreed in writing by the Local Planning Authority. The works hall then be carried out in strict accordance with approved details only.

6 No development shall commence until full details of the eaves and verge treatment, guttering and down pipe (including materials and method of fixing) are first submitted to and approved in writing by the Local Planning Authority and the works shall be implemented in accordance with the approved details.

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 To ensure that the development has a satisfactory external appearance to accord with Policies BE5 and BE7 of the adopted Hinckley & Bosworth Local Plan.

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6 To ensure that the development has a satisfactory external appearance to accord with Policies BE5 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).

5 You are reminded to comply with the conditions of Listed Building Consent ref: 11/00241/LBC.

Contact Officer:- Ebbony Mattley Ext 5691