COMMITTEE EXTRACT

Committee Date: 6 May 2008

Reference:- **08/00238/FUL** **Parish:-** **Stoke Golding Parish Council**

Applicant:- **Mr And Mrs M Inch**
The Old Coach House
24 Wykin Lane
Stoke Golding
Nuneaton

Location:- **The Old Coach House 24 Wykin Lane Stoke Golding Nuneaton Leicestershire**

Proposal:- **ALTERATIONS TO DWELLING AND ERECTION OF BOUNDARY WALL.**

Introduction:-

This application seeks full planning permission for alterations to the dwelling and the erection of a 1.45 metre boundary wall to enclose the open grassed area to the front of the property and along Wykin Lane. 2 metre high gateposts along with wrought iron gates are proposed to serve a new access along Wykin Lane. The provision of the new access does not require planning permission as Wykin Lane is an unclassified road. It therefore does not form part of this application.

The application property is a detached dwelling with its northeast elevation abutting Wykin Lane. Whilst the property is significantly older than those adjacent, it forms part of an attractive crescent of properties set back off Wykin Lane. The property is of vernacular style comprising red brick elevations, clay tiles to the roof and timber windows. The property includes attractive eaves and ridge detailing.

History:-

95/00451/COU	Conversion of stable block/coach house to dwelling	Approved 12.06.96

Consultations:-

No objection has been received from:-

Head of Community Services (Pollution)
Director of Community Services (Ecology).

The Borough Council's Arboricultural Consultant has reported that an oak tree is situated in the vicinity of the proposal, which has a Tree Preservation Order. He has advised what the appropriate steps are to ensure no damage occurs to the tree or its root systems.

6 letters of objection have been received raising the following concerns:-

a) The height of the wall being detrimental to the street scene
b) The height of the wall having a detrimental impact on highway safety
c) The loss of view
d) Out of character
e) Overbearing
f) Root damage to trees.

Stoke Golding Parish Council states that the property has an open aspect, the enclosed walling of the garden is not in keeping with the street scene.

At the time of writing this report no representations have been received from:-

Director of Highways, Transportation and Waste Management (Highways)
Stoke Golding Heritage Group.

Development Plan Policies:-

The site falls within the settlement boundary of Stoke Golding as defined by the adopted Hinckley & Bosworth Borough Council Local Plan.

Policy BE1 seeks to safeguard and enhance the existing environment and states that planning permission will be granted where development complements or enhances the character of the surrounding area and ensures adequate highway visibility for road users and does not have an adverse affect on the occupiers of neighbouring properties.

Appraisal:-

The main considerations with regards to this application are the impact of the wall on the street scene and on highway safety.

The character of Wykin Lane is predominantly that of a mature tree lined street with properties of varying styles and established frontages. The introduction of a brick wall along Wykin Lane, which bounds the frontage of no.24 will further add to the diversity of the boundary treatments along Wykin Lane. Due to the physical characteristics of the property, with the amenity areas being located to the front and side of the property and not to the rear, it would be unreasonable to deny the occupiers of the no.24 some privacy to their amenity space. In balancing the visual impact of the wall, it is considered necessary to impose a condition requiring the submission of a landscaping scheme to provide soft landscaping to the area between Wykin Lane and the proposed brick wall.

Due to the proposed wall being set back 2.5 metres from the highway and behind the verge it is not considered that the proposal will have a detrimental impact on highway safety. The proposed gate posts will be set back 5.5 metres from the highway and the proposed gates will be hung so as to open inwardly only. This will allow for a vehicle to leave the highway whilst the gates are opened. Adequate visibility splays are proposed; ensuring pedestrian and vehicular visibility is maintained for vehicles leaving the site.

The proposed alterations to the dwelling are considered to be satisfactory and will restore many of the original features of the dwelling that have been lost due to previous alterations. It is not considered that the alterations will have a detrimental impact on neighbouring properties. The materials proposed to be used on the alterations are in keeping with the original property and will therefore complement the property.

Overall it is considered that the proposal complies with policies T5 and BE1 of the adopted Hinckley & Bosworth Borough Council Local Plan.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and T5 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.

2 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions and alterations shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

(i) planting plans
(ii) written specifications
(iii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(iv) implementation programme.

4 The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reasons :-

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 enhance the appearance of the development to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.

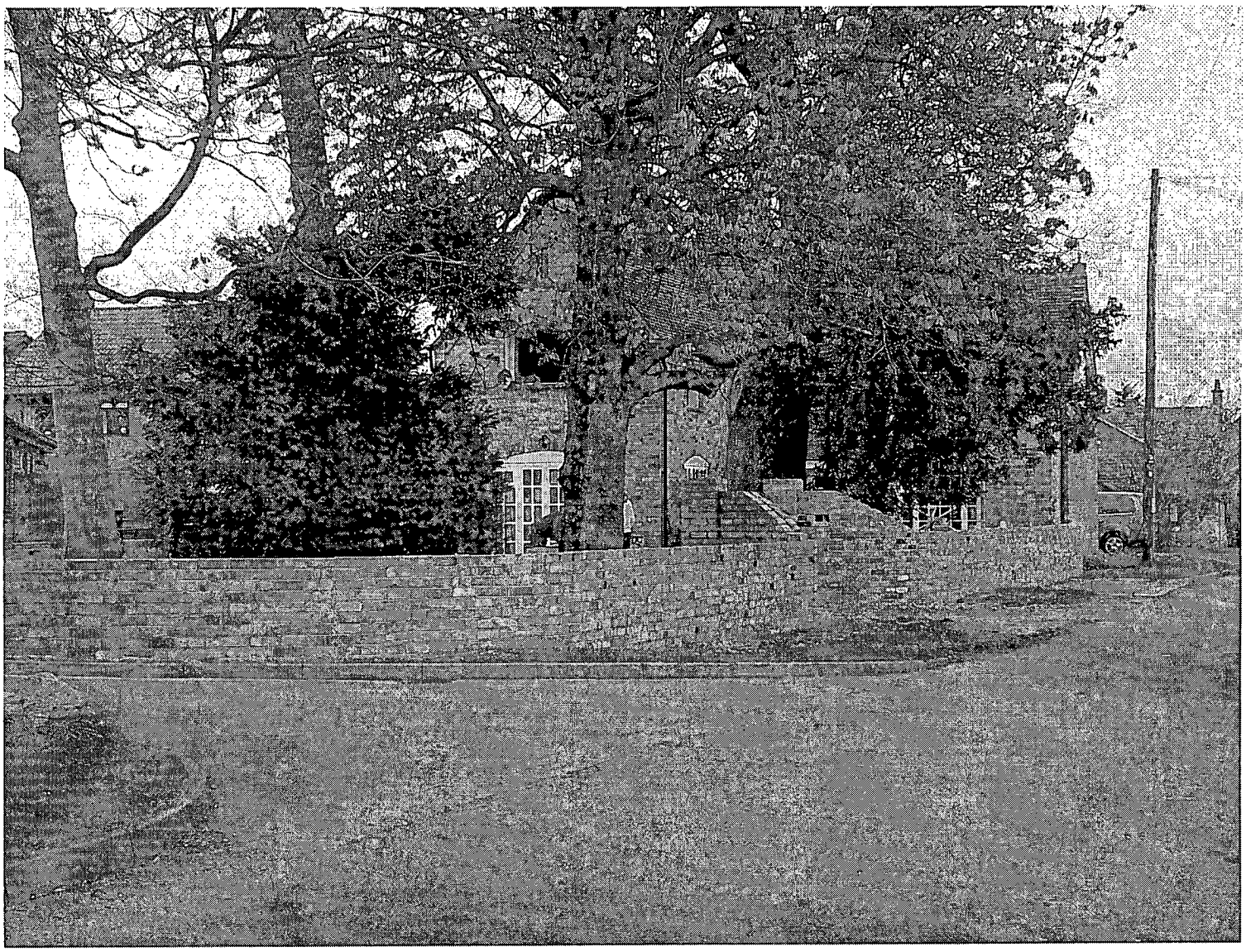
4 To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE12 of the adopted Hinckley & Bosworth Local Plan.

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.

Contact Officer:- Louise Winson Ext 5898



Chris

There are the photo's you asked for. As you can see the wall is already built to 1 metre. There are other walls and fences in the road and the wall as built sits quite well in the street scene, particularly as the property is significantly old than the others on the crescent. PD rights are not removed for fences!

Please ask for: Mrs T Darke
Direct Dial: 01455 255692
My Ref: 08/00238/FUL
Your Ref:
Date: 28 April 2008
Direct Fax: 01455 619897
Email: planning@hinckley-bosworth.gov.uk

Mr And Mrs M Inch
C/o Stewart Anderson Consulting Architect
28 Wykin Lane
Stoke Golding
Nuneaton
Leicestershire
CV13 6HN

Dear Sir/Madam

DESCRIPTION : ALTERATIONS TO DWELLING AND ERECTION OF BOUNDARY WALL.
LOCATION : The Old Coach House 24 Wykin Lane Stoke Golding Nuneaton Leicestershire

Further to your application for planning permission it has been decided that a Members site visit be made on Friday 2nd May at 2:15 p.m. prior to the Planning Committee's consideration of your application at it's meeting on Tuesday 6 May 2008. If the application site is in an area covered by a Parish Council then they will also be informed of the visit and their representative may attend. Your ward Member(s) will be informed of the site visit.

It is anticipated that the site visit will last no longer than 10 - 15 minutes. Since Members will be visiting a number of sites throughout the Borough during the afternoon on a very tight schedule it will unfortunately not be possible to vary these arrangements.

Yours faithfully

T. Darke

TRACY DARKE
DEVELOPMENT SERVICES AND POLICY MANAGER

08/00238/FUL

Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Please Ask For: Louise Forman
Direct Dial/Ext: 01455 255682
Direct Fax: 01455 619897
Email: louise.forman@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: LF/~~08/00267/BOC~~
Date : 5 August 2008

Mr Inch
The Old Coach House
24 Wykin Lane
Stoke Golding
Nuneaton
Warwickshire

Dear Mr Inch

08/00238/FUL – landscaping scheme for boundary wall

I refer to the telephone conversation last week with Louise Forman.

She has visited the site and considers that the type of landscaping required in order to make the new boundary wall assimilate better into the street scene could be provided by climbing plants either planting inside or outside of the wall in an attempt to soften the appearance of the brickwork. I would suggest planting at approximately 2 metre internals and plants such as honeysuckle, clematis, Virginia creeper and ivy etc. would be suitable.

Please submit your scheme in accordance with the details required by condition 3 attached to planning permission 08/00238/FUL, within the next 14 days as the scheme is already overdue. Please note that as from 6th April 2008 ,there is a charge for the discharge of conditions in accordance with the revised fee regulations which came into force at that date. Application forms to discharge conditions and further information can be found on the planning portal website www.planningportal.gov.uk

If you have any further queries, please contact Louise Forman on the above direct dial number.

Yours sincerely

On behalf of Tracy Darke
Development Services and Policy Manager

Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Please Ask For: Louise Forman
Direct Dial/Ext: 01455 255682
Direct Fax: 01455 619897
Email: louise.forman@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: LF/08/00238/FUL
Date : 17th October 2008

Mr Inch
The Old Coach House
Wykin Lane
Stoke Golding
Warwickshire
CV13 6HW

Dear Mr Inch

Discharge of Landscaping Condition – 08/00238/FUL

I refer to your application to discharge the above condition and apologise for the delay in replying. I am unsure why the planting is dependent on the kerb being raised and the drainage being installed.

Please could you confirm, and also that you have requested the consent of the Leicestershire County Council Highways with regard to obtaining permission for the planting.

I look forward to your reply in due course.

Yours sincerely

On behalf of Tracy Darke
Development Services and Policy Manager

08/00238/FUL

Louise Winson

To: roy@mitchellhome.net

Subject: 08/00238/FUL - The Coach House, 24 Wykin Lane, Stoke Golding.

Dear Mr Mitchell,

Thank you for your e-mail dated 2nd May 2008 regarding the above application. The contents of it shall be reported to the Planning Committee this evening.

Regards,

Mrs Louise Winson
Graduate Planning Officer

Hinckley & Bosworth Borough Council
Council Offices, Argents Mead,
Hinckley, Leicestershire. LE10 1BZ
Tel: 01455 255898
Fax: 01455 619897
Email: louise.winson@hinckley-bosworth.gov.uk

NORVIEW

Please Ask For: Mrs Louise Winson
Direct Dial/Ext: 01455 255898
Direct Fax: 01455 619897
Email: louise.winson@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: LW
Date: 10th April 2008

Mr M Inch
The Old Coach House
24 Wykin Lane
Stoke Golding
Nuneaton
Warwickshire
CV13 6HN

Dear Mr Inch

Re: Planning Application 08/00238/FUL

Further to your telephone conservation on Monday 7th April with Louise Winson, I am writing to clarify that Oak Tree along the frontage of the development is subject to a Tree Preservation Order.

Accordingly, the Borough Council's Arboricultural Consultant has advised that it may be necessary to hand dig any foundations beneath the canopy of the tree and to take steps to ensure that damage does not occur to the tree's lateral root system.

You must ensure that any development or construction work does not impact upon the tree or it's root system. As you are aware, damaging a protected tree is an offence, which can lead to prosecution.

I trust this clarifies the current situation, please do not hesitate to contact the planning department if you have any further queries.

The above comments are initial informal officer views only and are made without prejudice to any decision the Local Planning Authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties.

Yours sincerely

On behalf of Tracy Darke
Planning Development Services and Policy Manager

DCCONSULT . Land drainage

07.03.2008 DEL	**08/00222/FUL** **CTF.CB**	Cold Comfort Farm Rogues Lane Hinckley ERECTION OF AN AGRICULTURAL STORAGE UNIT Applicant : Mr C McManus	E : 441854	N : 296359
07.03.2008 DEL	**08/00236/FUL** **NO OBJECTIONS**	131 Hinckley Road Stoke Golding EXTENSIONS AND ALTERATIONS TO DWELLING Applicant : Mr Andy Ward	E : 440594	N : 297276
07.03.2008 DEL	**08/00243/TPO** **NO OBJECTIONS**	12 Lawton Close Hinckley WORKS TO TREE Applicant : Mr Bryan Foster	E : 440911	N : 293964
10.03.2008 DEL	**08/00238/FUL** **NO OBJECTIONS**	The Old Coach House 24 Wykin Lane Stoke Golding ALTERATIONS TO DWELLING AND ERECTION OF BOUNDARY WALL. Applicant : Mr And Mrs M Inch	E : 439870	N : 296903
10.03.2008 DEL	**08/00241/FUL** **NO OBJECTIONS**	25A Church Lane Ratby EXTENSION AND ALTERATIONS TO DWELLING INCLUDING RAISING ROOF TO CREATE ADDITIONAL FLOOR. Applicant : Mr Thomas Shipman	E : 451326	N : 306037
10.03.2008 DEL	**08/00271/ADV** **NO OBJECTIONS**	8 Market Place Market Bosworth ERECTION OF SIGNAGE Applicant : R G Fudge	E : 440579	N : 303060
10.03.2008 DEL	**08/00272/LBC** **NO OBJECTIONS**	8 Market Place Market Bosworth ERECTION OF SIGNAGE Applicant : R G Fudge	E : 440579	N : 303060
11.03.2008 DEL	**08/00245/FUL** **NO OBJECTIONS**	3 Lime Avenue Groby EXTENSION AND ATLERATIONS TO DWELLING Applicant : Mr And Mrs V J Mistry	E : 452701	N : 306621
11.03.2008 DEL	**08/00246/FUL** **NO OBJECTIONS**	9 Stoneley Road Stoke Golding EXTENSION AND ALTERATION TO DWELLING. Applicant : Mr Justin Milne	E : 439992	N : 296867
12.03.2008 DEL	**08/00242/FUL** **NO OBJECTIONS**	8 Ambion Way Hinckley ERECTION DETACHED SINGLE GARAGE Applicant : Mr J McGaw	E : 443963	N : 294045
12.03.2008 DEL	**08/00251/FUL** **NO OBJECTIONS**	11 King Richard Road Hinckley EXTENSION AND ALTERATIONS TO DWELLINGS. Applicant : Mr Mark Colledge	E : 442068	N : 294736
12.03.2008 COMM	**08/00252/FUL** **NO OBJECTIONS**	Land Rear Of Oaklands Breach Lane Earl Shilton SUBSTITUTION OF 18NO. HOUSE TYPES Applicant : J S Bloor Homes	E : 446661	N : 296850

DCCONSULT . Ecology

Ecology Comments 14/03/08

28.02.2008 DEL	**08/00213/FUL**	48 Nicholas Drive Ratby EXTENSION AND ALTERATIONS TO DWELLING Applicant : Ben Vestuy And Lynsey Dudding	E : 451682	N : 305613	4	Bats, Crayfish
PME 03.03.2008 COMM	**08/00220/FUL**	Breconshire Hosiery Rossendale Road Earl Shilton DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 96 DWELLINGS ASSOCIATED ACCESS AND PARKING Applicant : Redrow Homes Midlands Ltd	E : 446005	N : 297403	4 & 6	Bats, Badger
04.03.2008 COMM	**08/00221/FUL**	3 Cleveland Road Hinckley DEMOLITION OF EXISTING DWELLING AND ERECTION OF 14 NO. APARTMENTS WITH ASSOCIATED WORKS (REVISED SCHEME) Applicant : Ms Lisa Jude	E : 442331	N : 293943	4	Bats
07.03.2008 DEL	**08/00222/FUL**	Cold Comfort Farm Rogues Lane Hinckley ERECTION OF AN AGRICULTURAL STORAGE UNIT Applicant : Mr C McManus	E : 441854	N : 296359	8	
07.03.2008 DEL	**08/00236/FUL**	131 Hinckley Road Stoke Golding EXTENSIONS AND ALTERATIONS TO DWELLING Applicant : Mr Andy Ward	E : 440594	N : 297276	4 & 8	Bats
07.03.2008 DEL	**08/00243/TPO**	12 Lawton Close Hinckley WORKS TO TREE Applicant : Mr Bryan Foster	E : 440911	N : 293964	2 & 3	Grass Snake, Water Vole, Badger
10.03.2008 DEL	**08/00238/FUL**	The Old Coach House 24 Wykin Lane Stoke Golding ALTERATIONS TO DWELLING AND ERECTION OF BOUNDARY WALL. Applicant : Mr And Mrs M Inch	E : 439870	N : 296903	4	Bats, Grass Snake, Water Vole, Common Lizard, Badger, Buzzard, Skylark
10.03.2008 DEL	**08/00241/FUL**	25A Church Lane Ratby EXTENSION AND ALTERATIONS TO DWELLING INCLUDING RAISING ROOF TO CREATE ADDITIONAL FLOOR.	E : 451326	N : 306037	4	Bats, Slow worm

FILENOTE.

08/00238/FUL

10 MAR 2008

COMPLETE ALL OF THE FOLLOWING SECTIONS

1. **THE SITE (LOCATION AND DESCRIPTION)** Site is located along Main Road, set back approx 4m from road. Area has fairly open aspect at the present time - Street scene is mixture of open + enclosed

2. **POLICY ISUES (PLAN DESIGNATION)**

3. **OBSERVATIONS**

Have made applicant aware of TPO trees

- Have started work on site and have made them aware of it being at there own risk. owner has told me that he will proceed to put up 1 metre wall if p/p not granted
- Wall will be set back 3m from Rd which will not be too dominant on the street scene Alterations to property will not cause any overlooking issues.
- There is a plan discrepency which needs chasing + also alterations in ground levels

CONSTRAINTS					
LISTED BUILDING		SETTING OF LISTED BUILDING		CONSERVATION AREA	
MOTORWAY/TRUNK ROAD		FOOTPATH/BRIDLEWAY		MIN. CONSULT AREA	
AIRPORT CONSULT AREA		TPO C/D		NOTIFIABLE INSTALL	
WASHLAND		OVER HEAD LINE		LANDFILL SITE	
PIPELINE		COMMON LAND/VILLAGE GREEN		AREA OF SPECIAL CONTROL	
ENFORCEMENT		ARTICLE 4		C.P.O.	
ANCIENT MONUMENT		SSSI		NATURE RESERVE	

NOTES TO CASE OFFICER

Louise Please note the proposal also includes a new access to an unclassified road (Wykin Lane)