DELEGATED REPORT

Recommendation Made: 5 April 2011

Reference:- 11/00092/FUL **Parish:- Bagworth Parish Council**

Applicant:- Mr P Aldis
The Farmhouse
Main Street
Thornton
Coalville

Location:- The Farmhouse Main Street Thornton Coalville Leicestershire

Proposal:- EXTENSION TO DWELLING TO FORM GARDEN ROOM, GYM AND LINK TO EXISTING HOUSE, ALTERATIONS TO ENTRANCE GATES AND PAVING TO COURTYARD.

Introduction:-

This application seeks full planning permission for extensions and alterations to a listed building known as The Farmhouse, Main Street, Thornton. The proposals include single storey rear extensions to form a garden room and gym with a link to a single storey rear extension on the main house together with additional surfacing and alterations to the access gates and walls.

The proposed extensions will have an overall footprint of approximately 81 square metres, a maximum ridge height of 4.7 metres, an eaves height of 2.4 metres and be of brick construction with slate roof and timber windows.

The proposed surfacing is of the existing courtyard and an extension to the existing terrace area in front of proposed garden/gym building.

The alterations to the access include the provision of solid timber access gates between the farmhouse and the detached outbuilding to replace the existing modern brick pillars, dwarf walls and iron railings and access gates. The plans also show the resurfacing of the courtyard. An associated application for Listed Building Consent has recently been approved (Reference 11/00093/LBC).

This is a revised scheme from the full the planning permission and Listed Building consent which were approved in 2010 (10/00774/FUL and 10/00775/LBC). Revised Listed Building Consent has recently been approved (11/00093/LBC).

The application site is located at the north west end of the village of Thornton to the west of the junction of Main Street, Stanton Lane and Bagworth Road. The Farmhouse is a Grade II listed building constructed of a granite plinth, with chequered red/brown brick walls and slate roof over. The main front elevation faces south east onto Bagworth Road. The Farmhouse has two storeys with rooms in the roofspace served by a single central front dormer with pitched roof and a number of rear elevation roof lights. There are single storey extensions to the rear (north west) and side (south west) elevations. To the rear of the farmhouse there is a detached former agricultural outbuilding of two storey and single storey brick and slate construction forming the curtilage boundary with Stanton Lane, currently used as garaging and storage with an office above. The dwelling and outbuilding enclose the former farmyard area on the north east and south west side which is now a gravelled courtyard. The landholding measures approximately 0.33 hectares and extends to the south west of the dwelling along Bagworth Road. It comprises of a lawned garden area and adjacent paddock separated and screened from the highway by mature hedgerow. Ground levels fall to the south west. There are residential dwellings to the north west, east and south east of The Farmhouse and open fields to the north, north east, west and south west.

A Design and Access Statement has been submitted in support of the application, including the heritage context of the building and its setting and the evolution of the proposal which it suggests has been designed and laid out to reflect a typical farmyard building enclosing the courtyard.

Amended plans have been received which reduce the ridge height and the projection to the original proposal submitted with this application. Materials and window details have been submitted during consideration of the application. No further consultation has taken place.

History:-

11/00093/LBC	Extensions and Alterations to Dwelling	Approved 07.04.11
10/00774/FUL	Extensions and Alterations to Dwelling	Approved 30.11.10
10/00775/LBC	Extensions and Alterations to Dwelling	Approved 03.12.10
98/00163/LBC	Refurbishment of Farmhouse Single Storey Side Extension, New Canopy and Conversion of Outbuilding to Form Garaging	Approved 06.05.98
98/00162/FUL	Refurbishment of Farmhouse, Single Storey Side Extension, New Canopy and Conversion of Outbuilding to Form Garaging	Approved 06.05.98

Consultations:-

Two letters of objection received on the grounds of:

lack of concern for neighbours (in terms of bonfires, noise from dogs)
highway safety concerns
proximity to neighbours boundary
noise and disturbance

Development Plan Policies:-

Hinckley and Bosworth Local Development Framework: Core Strategy (2009)

No relevant policies.

Hinckley and Bosworth Local Plan (adopted 2001)

The proposals are located within the settlement boundary of Thornton as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: 'Design and Siting of Development'
Policy BE4: 'Alterations to Listed Buildings'
Policy BE5: 'Setting of a Listed Building'
Policy T5: 'Highway Design and Vehicle Parking Standards'

Other Documents

Supplementary Planning Guidance on House Extensions
LCC document 'Highways, Transportation and Development'

Appraisal:-

Extensions and alterations to existing dwellings are generally acceptable in principle. A previous similar scheme was approved last year and this is a resubmission which extends the approved footprint but reduces the overall ridge height of the proposal from 5.2 metres to a maximum of 4.7 metres. The main considerations with regards to this application are, therefore, the design, layout and appearance of the development and its impact on the listed building and its setting, the amenities of neighbouring properties and highway safety.

Design, Layout & Impact on Listed Building and Setting

The layout, simple sectional design (with brick piers and blind openings under timber lintels) and subordinate scale of the proposed extension is considered to reflect a typical single storey farm outbuilding providing further enclosure to the historic farm yard to the rear of the former farmhouse. The proposed extension has a similar scale and projection to the existing outbuilding range enclosing the yard to the north. The smaller scale link to the main house enhances the impression that the extension is a separate and distinct element from the dwelling. The use of appropriate external materials (brick, slate and timber) will create a unified appearance in keeping with the existing buildings. As a result, of the design and layout, the proposed extension is not considered to have an adverse impact on the character or appearance of the listed building or its setting and is therefore acceptable.

The proposals retain the former farmyard entrance which is considered to be an important characteristic of the setting of the listed building. The proposed removal of the modern walls and iron gates and railings and the relocation of the enclosure walls and use of solid wooden gates and door is not considered to have an adverse impact on the character or appearance of the listed building or its setting and is therefore acceptable. The proposed surfacing of the existing courtyard and an extension to the terrace area is acceptable subject to satisfactory materials being agreed.

Impact on Neighbours

The proposed extension is to be used for ancillary residential purposes. Whilst the proposal may be visible from neighbouring properties, it is only single storey, the nearest part of it is approximately 9.4 metres from the curtilage boundary with a ridge height of 4.3 metres. It has one window within the gable end seving the gym which faces into part of the garden of the application site. The boundary is well screened by existing vegetation and given that the window is at ground floor level, it does not have a material affect on the neighbouring site. The windows on the south west elevation do not directly face the neighbouring properties. As a result, it is considered that there would be no adverse impact on the privacy or amenity of neighbouring dwellings. Noise generation from occupation of the dwelling, garden, dogs and bonfire nuisance are subject to separate legislation.

Highway Safety

The access has limited visibility due to the dwelling and existing outbuilding being located on the highway boundary either side of the access. Repositioning of the gates was approved as part of the previous application (10/00774/FUL). The proposals will not alter the visibility situation. The proposed access gates are set back 5 metres from the highway boundary and an appropriately worded condition can be used to ensure that the gates open inwards only in order to ensure that a vehicle can stand clear of the highway whilst the gates are opened/closed. As a result, it is considered that there will be no adverse impact on highway safety.

Conclusion

As a result of the design, layout and appearance of the proposed extensions and alterations the proposals are not considered to have an adverse impact on the listed building, its setting, the privacy or amenities of neighbouring properties or highway safety and are therefore recommended for approval.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the historic fabric, character and appearance of the Grade II listed building and its setting, designs and uses of materials, surrounding development, 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 would be constructed of appropriate materials and would not have an adverse impact on the character or appearance of the listed building or its setting, the amenities of neighbouring properties or highway safety.
Hinckley & Bosworth Local Plan (2001):- BE1, BE4, BE5 & T5.

1 The development 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 submitted application details, as follows: Drawing 210005-PL02 Rev A received on 10 February 2011. Amended plans 210005-PL03 Revision D received on 5 April 2011.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension and alterations, including details of bonding and pointing, 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.

4 Notwithstanding the submitted details, before any development commences full details of all windows and doors including detailed section drawings, materials of construction and finishes, shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

5 The vehicular access gates shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.

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 enable the local planning authority to retain control over this important detail in the interests of preserving the historic character and appearance of the buildings and their setting to accord with policies BE4 and BE5 of the adopted Hinckley and Bosworth Local Plan.

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5 To enable a vehicle to stand clear of the highway whilst the gates are opened/closed in the interests of highway safety to accord with policy T5 of the adopted Hinckley and 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 The external elevations and boundary wall should be of re-claimed brick. The submitted window details show glazing bars but these are not shown on the submitted plans. The cills of the proposed extension should be of canted brick. The materials for the courtyard should be traditional cobbles

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