

Delegated Report

Planning Ref: 23/00952/HOU

Applicant: Mrs J Horsley

Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Shericles Farm Kirkby Road Desford Leicestershire

Proposal: Conversion of existing garages and office to form an ancillary annexe with associated alterations and single storey courtyard extension to form utility room

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks planning permission for the conversion of an existing triple garage and office to form an ancillary residential annexe along with associated alterations and the construction of a single storey extension within the existing courtyard to form a utility room for a dwelling known as Shericles Farm, Kirkby Road, Desford.
- 2.2. The proposed single storey internal courtyard extension would have a width of 9.5 metres and a depth of 4.7 metres and a dual pitched roof with an eaves height of 2.5 metres and a ridge height of 4.6 metres. It would be constructed with matching corresponding facing bricks, slate roof, brick dentil course to the eaves and matching windows as the existing traditional former farmhouse and converted barns.
- 2.3. The proposed conversion of the garaging/office would provide approximately 85 square metres of floor space for the proposed ancillary annexe providing an open plan living/kitchen area, a separate bedroom and an en-suite. The proposed alterations include the infilling of the existing garage doors, additional windows to the external elevations of the conversion and small conservation style rooflights to the roof elevations.
- 2.4. An additional garden room was originally proposed off the rear/external elevation but amended plans submitted have removed this from the application following concerns raised by the case officer. By virtue of the isolated and well screened nature of the site and lack of any consultation responses no additional re-consultations on the amended plans are considered to be necessary or have been undertaken in this case.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located in an isolated position in the countryside between the settlements of Desford and Peckleton. It comprises a 2½ storey farmhouse with dual pitched gable sided main roof with 2 storey, 1½ storey and single storey dual pitched roof additions and a similarly constructed courtyard complex of single storey dual pitched roof converted outbuildings. The main dwelling and converted outbuildings are constructed of red multi rustic facing bricks, slate roof and white cottage style windows and doors. There is also a large modern swimming pool extension to the northwest corner of the complex constructed with white rendered walls and a flat roof with raised glazed roof lanterns. The internal courtyard is surfaced in traditional grey block paving.

- 3.2. The application dwelling and courtyard complex together with its residential curtilage are surrounded by mature trees and hedgerows. The site lies in the middle of an open agricultural field and is accessed along a long private track from Kirkby Road to the southeast.

4. Relevant planning history

05/01008/FUL

- Creation of manege
- Permitted
- 15.11.2005

16/00409/HOU

- Two storey rear and single storey rear and side extension including indoor swimming pool
- Permitted
- 04.07.2016

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No response has been received from Kirkby Mallory, Peckleton and Stapleton Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
- No relevant policies
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Local Highway Authority Design Guide

8. Appraisal

8.1. Notwithstanding its countryside location, extensions and alterations to existing domestic properties are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the dwelling and surrounding countryside
- Impact upon highway safety and parking provision

Design and impact upon the character of the dwelling and surrounding countryside

8.2 Policy DM4 of the adopted SADMP allows the extension of existing buildings in the countryside which lead to an enhancement of the immediate setting and where it does not have a significant adverse effect on the appearance and open character of the countryside. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

8.3 The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions and in respect of the conversion and extension of rural buildings suggests that new openings should generally be avoided and kept to an absolute minimum when necessary. When justified they are generally more appropriate on inward facing elevations and should replicate existing proportions and construction. Additional light to the building can also be achieved through the use of conservation roof lights.

8.4 The proposed single storey courtyard extension would infill a recessed gap between the existing main farmhouse and a single storey range of traditional brick and slate roof converted outbuildings and would be constructed adjacent to the internal courtyard side elevation of an existing modern flat roof white rendered swimming pool extension. By virtue of its siting, it would respect the simple rectangular plan-form of the building complex layout. It would have an appropriate width of 9.5 metres and appropriate depth of 4.7 metres and a dual pitched roof with an eaves height of 2.5 metres and a clearly subordinate ridge height of 4.6 metres. It would be constructed with matching corresponding external materials of red facing bricks, slate roof, brick dentil course to the eaves and matching and appropriately proportioned and styled windows as the existing traditional former farmhouse and barns to ensure a sympathetic and uniform appearance. It would improve the traditional rural character and appearance of the courtyard by screening the modern extension from it.

8.5 The proposed conversion of the existing garaging/office would provide approximately 85 square metres of floor space for the proposed ancillary annexe providing an open plan living/kitchen area, a separate bedroom and an en-suite. No additional floor space is to be constructed for the proposed annexe. The proposed alterations include the sympathetic infilling of the existing three white up-and-over garage doors with arched stone surrounds with vertical timber boarded panels to both end openings and a metal framed multi-pane glazed entrance screen and door to the central opening to provide suitable habitability of the converted space. In addition, new matching and well-proportioned windows are proposed to the external elevations to provide views of the garden along with a total of six small conservation style rooflights to the roof elevations as suggested within the adopted GDG to improve the amenity of the converted space. Notwithstanding that the adopted GDG seeks to restrict new openings on external non-courtyard elevations, the complex is in a very isolated position in the middle of an agricultural field and is surrounded by

mature trees that completely screen the site from the field and the wider surrounding countryside. As such it is considered that the additional windows and roof lights would not result in any significant adverse visual impacts on the rural character and appearance of the buildings complex or that of the surrounding countryside in this particular case and are therefore acceptable in design terms.

- 8.6 By virtue of the siting, scale, amended design and the proposed use of sympathetic matching corresponding external materials and architectural detailing, the proposed extension and alterations would respect the scale, rural character and appearance of the existing rural buildings complex and would not result in any significant adverse impacts on the rural character or open appearance of the surrounding countryside. The proposals are therefore considered to be in accordance with Policies DM4 and DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide relating to the adaptation, extension and conversion of rural buildings.

Impact upon highway safety and parking provision

- 8.7 Policy DM17 of the adopted SADMP supports development where there would be no significant adverse impact on highway safety. Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.8 The application site is accessed along a narrow tarmac surfaced rural lane from the southwest side of Desford which reduces to a narrower single width loose stone surfaced trackway at its junction with the site access. The proposal relates to an ancillary residential annexe and extension to an existing dwelling rather than the creation of additional/separate residential development and therefore it is considered that the existing lane would remain suitable to provide safe and satisfactory access along Kirkby Road for the type and scale of development proposed. The proposals would result in the loss of the existing triple garaging and result in the creation of a residential annexe with additional bedroom space. Notwithstanding this, internal courtyard parking would remain available and there is an extensive hard surfaced parking and turning area immediately to the north of the buildings complex which would provide more than adequate parking and turning facilities to serve the resulting dwelling and ancillary annexe. The proposals would therefore be in accordance with Policies DM17 and DM18 of the adopted SADMP and the local highway authority design guide.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. Notwithstanding its countryside location between the settlements of Desford and Peckleton, the proposals relate to extensions and alterations to an existing dwelling for which there is a general presumption in favour of sustainable development as set out in Policy DM1 and DM4 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of the siting, scale, amended design and the proposed use of sympathetic matching corresponding external materials, the proposed extension and alterations would respect the scale, character and appearance of the existing rural buildings complex and would not result in any significant adverse impacts on the rural character or open appearance of the surrounding countryside. By virtue of its isolated location, there are no neighbouring properties that would be affected. Safe and satisfactory access and more than adequate off-street parking and turning would be retained within the site to serve the resulting dwelling and ancillary annexe along with the retention of substantial private amenity space. The proposals are considered to be in accordance with Policies DM1, DM4, DM10, DM17 and DM18 of the adopted SADMP and the general principles of the Council's adopted Good Design Guide and are therefore recommended for approval subject to conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Location Plan Drawing No. H06 (90) 01 received by the local planning authority on 27 September 2023 and Proposed Ground Floor Plan and Roof Plan Drawing No. H06 (PL) 01 Rev A and Proposed Elevations Drawing No. H06 (PL) 02 Rev A received by the local planning authority on 26 October 2023.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extension and alterations hereby permitted shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The residential annexe hereby permitted shall only be used as ancillary accommodation to the dwelling currently known as Shericles Farm House, Kirkby Road Desford and shall not be occupied, sold or separately leased or let as an independent unit of residential accommodation.

Reason: To ensure the residential annexe hereby permitted is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policies DM4, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.