DELEGATED REPORT

Recommendation Made:

Reference:- 11/00379/FUL **Parish:- Sutton Cheney Parish Council**

Applicant:- Mr Mark Seemann
Sutton Lodge
Main Street
Sutton Cheney
Nuneaton

Location:- Sutton Lodge Main Street Sutton Cheney Nuneaton Leicestershire

Proposal:- ERECTION OF DETACHED GARAGE.

Introduction:-

This application seeks full planning permission for the erection of a single storey double garage of brick and tile construction to the rear of Sutton Lodge, Main Street, Sutton Cheney, which comprises a range of two storey former agricultural buildings of red brick and clay tile construction converted into a residential dwelling with enclosed residential curtilage. A previous planning permission (ref 04/01201/FUL) included a triple garage which has not been implemented. The current proposal seeks a double garage relocated within the curtilage to avoid an LPG tank. The site lies in the countryside to the north east of Sutton Cheney and is surrounded by agricultural fields. There is a separate dwelling known as The Lawns adjacent to the south east.

An amended plan has been submitted to add timber cladding to the external walls of the garage to replicate the appearance of the recently approved extension wing to the dwelling.

Relevant Planning History:-

09/00981/FUL	Extensions and Alterations to Dwelling	Approved	09.02.10
04/01201/FUL	Erection of New Stables, Detached Garage and Alterations to Dwelling	Approved	06.04.05
02/00891/FUL	Extension to Dwelling	Refused Appeal Dismissed	18.09.02
97/00485/COU	Conversion of Part of Former Agricultural Buildings to Dwelling	Approved	06.08.97

Consultations:-

No objections have been received from Head of Community Services (Land Drainage)

No response has been received at the time of writing this report from:-

Ward Members
Sutton Cheney Parish Council
Site Notice
Neighbours

Development Plan Policies:-

Adopted Local Plan 2001

The proposed development lies outside the settlement boundary of Sutton Cheney as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting
Policy NE5: Development in the Countryside

SPG on Conversion of Rural Buildings

Appraisal:-

The main considerations in respect of this application are:- the principle of development; design and impact on the character and appearance of the existing buildings and the surrounding countryside. Due to the siting of the garage in relation to neighbouring properties and the isolated nature of the site no adverse impact on residential amenity will arise. The proposal has no impact on highway safety as it will not affect the existing access arrangements.

The Principle of Development

The site is located outside the settlement boundary of Sutton Cheney as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map but the proposal is within an established and well enclosed residential curtilage where there is a presumption in favour of ancillary development subject to a number of other material planning matters being appropriately addressed.

Design and Impact on Character and Appearance of Existing Buildings

An amended plan has been submitted to revise the design of the proposed double garage to replicate the more rural appearance of the recently approved extension wing to the dwelling to replace the originally submitted suburban garage design. The amended design provides a more rural appearance to the garage with a brick plinth with timber cladding over and exposed rafters in the roof design. It replicates the design of the recently approved swimming pool wing and is characteristic of existing buildings and therefore considered to be acceptable in this case.

Impact on the Character and Appearance of the Landscape

Agricultural fields surround the site to the north, east and west with the potential of the development being viewed over a long distance. However, the site is well screened from view on the north west and north east boundaries by a dense, high conifer tree screen and on the south west and north east by existing buildings. Retention of the conifer tree screen will soften any impact on the character of the landscape with only the roof structure being visible and viewed against the two storey barn over open fields. Whilst this part of the development will be visible over the open fields the traditional form and design of the garage negates any significant impact on the character of the landscape and would be read as an agricultural building.

Conclusion

Overall by virtue of its siting, scale, mass, design and appearance and existing screening, the proposed garages would not have an adverse impact on the character or appearance of the existing buildings, the surrounding landscape or the amenities of the occupiers of neighbouring properties. The proposal is therefore considered to be in accordance with policies BE1 and NE5 of the adopted Local Plan and the Council SPG on Conversion of Rural Buildings and is recommended for approval.

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 garage building, by virtue of its siting, scale, mass, design and appearance and existing screening, would not have an adverse impact on the character or appearance of the existing buildings, the surrounding landscape or the amenities of the occupiers of neighbouring properties and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 & NE5

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:- Site Location Plan Drawing No 06A and Site Block Plan Drawing No. 21 received by the local planning authority on 17 May 2011 and Plan and Elevations Drawing No. 20B received by the local planning authority on 1 July 2011.

3 The materials to be used on the external elevations of the proposed double garage shall match the corresponding materials of the existing barn conversion unless previously agreed in writing with the local planning authority.

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 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 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.

Contact Officer:- Richard Wright Ext 5894