

Delegated Report

Planning Ref: 23/00631/HOU
Applicant: Mr Chris Ellwood
Ward: Ambien



Hinckley & Bosworth
Borough Council

**Site: The Granary 3 Lower Ambion Farm Ambion Lane Sutton
Cheney Leicestershire**

Proposal: Single storey rear extension

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 construction of a single storey extension to the rear of a residential barn conversion known as The Granary, 3 Lower Ambion Farm, Ambion Lane, Sutton Cheney.

2.2. The proposed extension would have a width of 4.2 metres, a depth of 4.85 metres and a flat roof with two concealed roof lights behind a parapet wall of a height of 3 metres. It would be attached to the rear elevation of the main dwelling and to the side elevation of an existing two storey rear extension that projects to the same depth. It is proposed to be constructed with matching red facing bricks, a feature Oak corner post and with slim framed dark grey powder coated aluminium sliding doors and windows. Access would be from existing double doors within the rear elevation of the main dwelling and through the existing extension via removal of part of its side wall.

3. Description of the site and surrounding area

3.1. The application dwelling is located in the countryside to the west of the rural hamlet of Sutton Cheney and accessed along a long shared private driveway from Ambion Lane to the south. It forms part of a sympathetic residential barn conversion scheme of a number of dwellings arranged in an almost continuous quadrangle around an internal hard-surfaced courtyard that provides extensive but discreet parking. The application dwelling has two storeys and is constructed of red facing bricks, dark grey plain roof tiles and natural mid-stained timber windows and doors. It, along with the neighbouring conversions attached to each side have large gardens extending to the north and enclosed by various boundary treatments.

3.2. The complex of converted buildings and their residential curtilages is surrounded by agricultural fields.

4. Relevant planning history

20/01211/HOU

- Single Storey Rear Extension
- Refused
- 24.02.2021

06/00018/PP

- Extension and alteration to dwelling (revised scheme)

- Appeal Allowed
- 18.07.2006

05/01271/FUL

- Extension and alteration to dwelling (revised scheme)
- Refused
- 08.02.2006

05/00150/FUL

- Extensions and alterations to dwelling
- Refused
- 12.04.2005

91/00645/4

- Conversion to dwelling
- Permitted
- 30.07.1991

90/00099/4

- Conversion of barns to three dwellings
- Permitted
- 20.03.1990

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 and a notice was displayed in the local press.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No response has been received from Sutton Cheney 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 DM18: Vehicle Parking Standards
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2021)
 - 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 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 neighbouring residential amenity
- Impact upon parking provision

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

8.2 Policy DM4 of the adopted SADMP allows 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 general siting and design of house extensions and in respect of rear extensions states:

'Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.' and,

'Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.'

8.4 In addition, in respect of residential barn conversions the adopted Good Design Guide states that it is of paramount importance that the building does not become domestic in appearance and retains its agricultural character. This means avoiding domestic add-ons such as chimneys, dormer windows, conservatories, porches, and visual clutter such as satellite dishes, domestic external lighting etc. It further suggests that it is usually not appropriate to extend an agricultural building as this risks losing the simple historic form. However, where extensions and additions are proposed they should generally be subordinate, simple, unobtrusive, and respect the plan-form of the building and group layout.

8.5 The advice contained within the adopted Good Design Guide in respect of retaining the simple historic form has already been severely compromised in this case by the construction of the existing two storey extension to the application dwelling (which was allowed on appeal) and previous two storey and single storey extension projections on the external elevations of other dwellings within the quadrangle complex. It is therefore considered that its siting and form would not be unacceptable in this particular case.

8.6 The proposed extension would have a subordinate width of 4.2 metres, an appropriate depth of 4.85 metres that would be flush with the existing two storey extension and would be clearly subordinate in respect of its single storey height with a flat roof with two concealed roof lights behind a parapet wall of a height of 3 metres. Notwithstanding its flat roof design, it would be attached to the rear elevation of the main dwelling and to the side elevation of an existing two storey rear extension and the flat roof parapet wall design would be viewed against the existing dwelling minimising its visual impact and ensuring that it would not be a prominent addition in this particular case. It is proposed to be constructed with matching red facing bricks to ensure a uniform appearance together with a feature Oak corner post to add a rustic character and with continuous slim framed full height dark grey powder coated aluminium sliding doors and windows which it is considered would result in discreet glazing and therefore not harm the overall rural character and appearance of the application dwelling or the wider building complex. Only demolition of part of the ground floor side wall of the extension would be required to assimilate the extension therefore no historic/original building fabric would be removed.

8.7 By virtue of its discreet siting at the rear, single storey scale, design and the use of matching and sympathetic construction materials to ensure a satisfactory rural appearance, the proposal is considered to respect the scale, rural character and appearance of the existing residential barn conversion and wider building complex and would have no significant adverse impact on the open character or appearance of the surrounding countryside being well separated and screened from the surrounding fields by the boundary treatments to its residential curtilage. Therefore, the proposal is considered to be in accordance with Policies DM4 and DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

8.8 Policy DM10 of the adopted SADMP and the adopted Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.

8.9 By virtue of its single storey scale, 4.85 metres depth and being set in from the side boundary by 3 metres from the adjoining barn conversion to the west, the proposal would not result in any significant adverse overbearing or overshadowing impacts on the adjoining occupiers windows or rear garden. There would be new doors and windows in the side elevation facing towards the neighbouring rear garden but these would be at ground floor height only and set 3 metres inside the existing 1.8/2 metres high brick boundary wall which protects the privacy of both occupiers. Other doors and windows would face towards the applicant's own rear garden. Therefore, the proposal would not result in any significant adverse impacts on the privacy or residential amenity of any neighbouring properties and would be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

8.10 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.

8.11 The proposal includes the provision of a small additional bedroom within the ground floor of the dwelling by the construction of a partition wall to subdivide the lounge. This is required for an elderly family member. Notwithstanding this additional bedroom, by virtue of the extensive parking available within the enclosed courtyard of the quadrangle, the proposal would not have any adverse impacts on parking provision to serve the dwelling which would remain adequate and therefore in accordance with Policy DM18 of the adopted SADMP.

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 the countryside location, the proposal is an extension to an existing dwelling where 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. Notwithstanding its siting and form relative to the historic form and layout of the original barn conversion, it is considered that by virtue of the previously approved extensions to the application dwelling and neighbouring dwellings within the wider complex that the proposal would not be unacceptable in this case. By virtue of its siting, scale, design and the use of matching and sympathetic construction materials to ensure a uniform and satisfactory rural appearance, the proposal is considered to respect the scale, rural character and appearance of the existing residential barn conversion and wider building complex and by virtue of its separation and screening would have no significant adverse impact on the open character or appearance of the surrounding countryside, the privacy or amenity of any neighbouring dwellings or parking provision to serve the application dwelling. The proposal is considered to be in accordance with Policies DM1, DM4, DM10 and DM18 of the adopted SADMP and the general principles of the adopted Good Design Guide and is 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. TQRQM23176150509783, Block Plan Drawing No. TQRQM23176151923176 received by the local planning authority on 26 June 2023 and Proposed Ground Floor Plan Drawing No. 3 Rev 1 and Proposed Rear and Side Elevations Drawing No. 4 Rev 1 received by the local planning authority on 18 August 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 facing brick materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding facing brick materials of the existing dwelling and the extension shall be constructed with a 0.3 metres x 0.3 metres Oak timber corner post as submitted on the approved Proposed Ground Floor Plan Drawing No. 3 Rev 1 and Proposed Rear and Side Elevations Drawing No. 4 Rev 1 received by the local planning authority on 18 August 2023 and dark grey powder coated aluminium doors and windows.

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).

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.