DELEGATED REPORT

Recommendation Made: 12 July 2011

Reference:- 11/00267/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mr Richard Sclater
Sibson Mill Farm Cottage
Wellsborough Road
Sibson
Nuneaton

Location:- Sibson Mill Farm Cottage Wellsborough Road Sibson Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a two storey extension to the rear of this detached dwelling and two open porches to the front and side elevations together with alterations including the insertion of additional windows, internal alterations and demolition of a coal store and rear porch. The extension will provide a kitchen/dining room, hall way and toilet on the ground floor and a master bedroom with en-suite on the first floor.

The dwelling is located in the countryside approximately 1.5 kilometres to the north east of Sheepy Parva. It is constructed from predominantly red facing brick walls (with dark blue interspersed) and plain clay roof tiles on the hipped roof. The windows feature brick 'soldier' cill and heads. There are open amenity areas to the front, side and rear of the dwelling and a parking area to the side. The dwelling is set well back from the highway, although a public bridleway and footpath run close by. The adjacent Sibson Mill complex comprising of a dwelling and ancillary outbuildings lies to the north/north west, a wooded area in the applicant's land ownership lies to the north east and there are open fields to the east/south east, south and south west.

Amended plans have been submitted to define the residential curtilage of the dwelling from the remainder of the applicant's land ownership. As the amendment is minor in nature in terms of impact, no re-consultation has been undertaken.

Relevant Planning History:-

None.

Consultations:-

No objection has been received subject to the recommendations in the bat survey report from Directorate of Chief Executive (Ecology)

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

Sheepy Parish Council
Ward Members
Site Notice
Neighbours.

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 9: Biodiversity and Geological Conservation

Adopted Core Strategy

No relevant policies

Adopted Local Plan

The site lies outside any settlement boundary in the countryside as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of the Development
Policy NE5: Development in the Countryside
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document: Highways, Transportation and Development
Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development; design and impact of the proposed extension on the character and appearance of the existing dwelling and the surrounding countryside; impact on the amenities of the occupiers of neighbouring properties; impact on highway safety and impact on bat habitat.

The Principle of Development

The site is located outside any settlement boundary and is in the countryside as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map. However, policy NE5 does provide a presumption in favour of the extension of existing buildings, including residential properties, subject to all other planning matters being appropriately addressed.

Design and Impact on Character and Appearance

The proposed two storey extension has a similar hipped roof design to the existing dwelling, has proportionate windows and window details that reflect the existing windows and is to be constructed of matching materials to respect its appearance. Whilst the extension provides considerable additional floor space, the dwelling occupies a large plot and given the position of the extension to the rear and its subordinate ridge height, the proposal respects the scale and character of the existing dwelling. The two proposed open porches to the front and side of the dwelling are designed with hipped roofs to reflect the main roof and have a rustic design using timber materials and plain clay tiles to reflect the rural character of the site. As a result of the scale, design and proposed materials, the proposed extensions and alterations are not considered to result in any adverse impact on the character or appearance of the dwelling and therefore to comply with policy BE1 of the adopted Local Plan and the Council's SPG on House Extensions.

The dwelling is set well back from the nearest highway and is screened from the countryside to the north and north west by existing building within the Sibson Mill complex, from the north east by a semi-mature woodland area and from the west and south west by additional ornamental semi-mature tree planting. Whilst long distance views of the dwelling over open fields are available from the south east, the dwelling and proposed extension will be viewed against the existing buildings in the Sibson Mill complex. Given the existing landscaping and adjacent building complex, the proposed extensions and alterations are not considered to result in any adverse impact on the character, appearance or visual amenity of the surrounding countryside and therefore to comply with policy NE5 of the adopted Local Plan.

Impact on Neighbours

The only neighbouring dwelling, Sibson Mill is located to the north of the application dwelling and there are a number of outbuildings located between them. The only proposed first floor windows on the application dwelling facing Sibson Mill are to a bathroom and an en-suite and as such are likely to be obscurely glazed. It

is not considered necessary to condition the use of obscure glazing in this case given the separation distance of approximately 60 metres between the dwellings. As a result of the separation distance and the design of the proposed extensions and alterations it is considered that no adverse impact on residential amenity will arise from the proposals.

Impact on Highway Safety

Adequate off-street car parking is retained within the curtilage of the dwelling and no changes are required to the access therefore as a result there will be no adverse impact on highway safety and the proposals are considered to comply with policies BE1, NE5 and T5 of the adopted Local Plan.

Impact on Protected Species

The submitted bat survey report found no evidence that the roof space of the application dwelling was in active use by bats but noted foraging bats in the garden and vicinity, possibly from a nearby bat roost in another building. As a result it recommends mitigation measures to ensure that no bats are disturbed during the proposed works. The Directorate of Chief Executive (Ecology) has no objection to the proposals subject to the suggested mitigation measures in the submitted report being implemented and therefore a condition has been included to secure them in order to comply with Planning Policy Statement 9: Biodiversity and Geological Conservation.

Conclusion

The proposals are acceptable in principle, would respect the scale, character and appearance of the existing dwelling and would not adversely affect the character or visual appearance of the surrounding countryside, the amenities of the occupiers of neighbouring properties, highway safety or any protected species. The proposal is considered to be in accordance with Planning Policy Statement 9 and policies BE1, NE5 and T5 of the adopted Local Plan and the Council‘s SPG on House Extensions and is therefore recommended for approval subject to conditions.

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 development by virtue of its scale, mass, design and appearance would not have an adverse impact on the character or appearance of the existing dwelling, the character or appearance of the surrounding countryside, the amenities of neighbouring residents, highway safety or any protected species and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, NE5 and 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: Proposed Plans and Elevations Drawing No. 7080.02D received by the local planning authority on 9 May 2011; Site Location Plan Drawing No. 0780.OS, Site Layout Plan Drawing No. 7080.LPA, Parking Plan Drawing No. 0780.03B, Block Plan and roof Plan Drawing No. 7080.04C received by the local planning authority on 12 July 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the local planning authority.

4 The development shall be implemented in accordance with the recommendations and mitigation measures contained in section 4.2 of the Bat Survey Report carried out by Martin Ecology dated May 2011.

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.

4 To ensure adequate protection of bats and their habitat to accord with Planning Policy Statement 9: Biodiversity and Geological Conservation.

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