DELEGATED REPORT

Recommendation Made: 19 August 2011

Reference:- 11/00512/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mrs H Woodward
Pinwall Hall Farm
Pinwall
Atherstone
Warwickshire

Location:- Heath Cottage Sheepy Road Pinwall Atherstone Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for extensions and alterations to a vacant two storey dwelling known as Heath Cottage, currently in a very poor state of general repair. The proposals include renovation works to upgrade the cottage for re-occupation and include a modest two storey rear extension to provide a kitchen at ground floor and an additional bedroom at first floor.

The dwelling is located in an isolated position in the countryside to the west of Sheepy Magna in the middle of open fields to the north side of Sheepy Road and accessed via a long grassy track approximately 265 metres in length. It is constructed of red brick with rough cast render and plain clay tiles, the windows have shallow brick arches.

A letter regarding the inspection of the general structural condition of the dwelling has been submitted to support the application. This states that notwithstanding the current poor state of general repair, the basic structure of the building remains substantially intact and stable and is suitable to be renovated without the need for significant rebuilding.

An Historical Background Report has also been submitted which states that the dwelling appears to date from the late C19th and have been used as a farm labourers cottage associated with Pinwall Hall Farm.

Relevant Planning History:-

None.

Consultations:-

No objection has been received from Head of Community Services (Land Drainage)

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

Sheepy Parish Council
Site Notice

Ward Members have made no comments.

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 7: Sustainable Development in Rural Areas

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 and alterations on the character and appearance of the existing dwelling and the surrounding countryside.

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. In this case, whilst the dwelling has not been occupied for a number of years and is not currently in a habitable condition due to its poor state of repair and vandalism, the submitted opinion on the structural condition of the dwelling does not identify any major structural defects in respect of its stability or a requirement for significant areas of rebuilding to restore it to a habitable condition. Notwithstanding this application for an extension to the dwelling, the required repair works could be carried out without the need for planning permission. The Historical Background Report identifies the use of the building as a dwelling as existing since the late C19th. The property has a degree of historic significance being linked to the history of Pinwall Hall Farm and the Grendon Hall Estate and appears to have been used as farm workers accommodation. There is no evidence to suggest that the dwelling was used for any other purpose.

Whilst no hard evidence has been submitted to establish the true extent of the residential curtilage and historical mapping records do not match the red edge shown on the submitted plans, there is evidence on site to establish that there was a single storey extension to the dwelling to the rear elevation in a similar position to that proposed and it is therefore considered to be reasonable to conclude that the proposed extension is within the residential curtilage of the dwelling.

Renovation of the property and its modest extension to provide improved amenity for the future occupiers will secure its long term future and position within the landscape.

Design and Impact on Character and Appearance

The proposed two storey extension projects 3.6 metres to the rear, has a subordinate gable end roof design of similar form and detail 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. The existing dwelling is a relatively small detached cottage with an internal ground floor footprint of approximately 36 square metres and the proposed extension will create a modest increase in additional internal floor area of 9.6 square metres. Given the position of the extension to the rear and its subordinate scale and ridge height, the proposal respects the scale and character of the existing dwelling and will not result in any adverse impact on the character or appearance of the dwelling and is therefore considered to comply with policy BE1 of the adopted Local Plan and the Council's SPG on House Extensions.

Whilst long distance views of the dwelling over open fields are available from Sheepy Road to the south it is

set well back from the public highway by approximately 265 metres and as a result of its position to the rear and its subordinate scale and height the proposed extension will not be prominent within the landscape and will not result in any adverse impact on the character or appearance of the surrounding landscape and therefore to comply with policy NE5 of the adopted Local Plan.

There is an existing farm access off Sheepy Road with a long track leading to the application dwelling and beyond. The proposed extension will not have any impact on the access.

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. In addition, the renovation and extension of the dwelling would bring it back into use and secure its long term future. On balance therefore the proposals are considered to be in accordance with Planning Policy Statement 7 and policies BE1, NE5 and T5 of the adopted Local Plan and the Council's SPG on House Extensions and the application 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, design and appearance would not have an adverse impact on the character or appearance of the existing dwelling or the surrounding countryside 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: Block Plan and Proposed Plans and Elevations Drawing No. 270/211/02 Rev A received by the local planning authority on 4 July 2011and Site Location Plan Drawing No. 270/211/03 received by the local planning authority on 26 August 2011.

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

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 applicant is advised that whilst consent is hereby granted for the proposed extension and alterations within this householder application, this planning permission does not give or imply consent in any way for the residential curtilage associated with the dwelling indicated on the submitted plans listed above.

Contact Officer:- Richard Wright Ext 5894