

Delegated Report

Planning Ref: 24/00456/HOU

Applicant: Mrs Sarah Hotchkiss

Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Station House Station Road Shackerstone

Proposal: Installation of two new dormers, front porch, 2 french doors, new windows and other alterations to the dwelling

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for the installation of a front canopy porch, two new dormers, and new windows and doors at Station House, Station Road, Shackerstone.
- 2.2. The proposed canopy porch would project outwards from the existing front elevation by 0.92 metres and would host a width of 1.98 metres. It would feature a mono-pitched roof which would measure approximately 2.60 metres to the eaves and approximately 3.70 metres to the ridge.
- 2.3. Two windows are proposed to the first floor of the front elevation which would host the proposed en-suites.
- 2.4. The two proposed dormers would be situated to the rear elevation of the main dwelling and would feature a pitched roof which would measure approximately 1.33 metres to the eaves and approximately 2.33 metres to the ridge. A Velux window is proposed to sit above the dormers.
- 2.5. The existing set of french doors and window to the ground floor rear elevation are to be removed and replaced with two sets of french doors including the addition of sidelights. The existing door to the ground floor rear elevation is also to be removed and replaced with a window.
- 2.6. The proposed external materials include the use of red common buff facing bricks to the walls, reclaimed roof slates to the roof, and timber to the doors. All proposed and retaining windows are to be replaced with wooden sash windows.

3. Description of the site and surrounding area

- 3.1. The application site relates to a residential dwelling situated outside of the settlement boundary of Shakerstone. The dwelling is constructed in red facing bricks with contrasting buff brick window headers, cills and eaves detailing, a slate roof and a mix of white painted timber windows and grey aluminium windows.
- 3.2. The site is situated approximately 25 metres to the south west of Shackerstone Railway Station, a Grade II listed building. It is located within the Ashby canal Conservation Area boundary in a large plot that includes some mature trees. A public footpath runs adjacent to the west boundary of the site which is defined by a three metres high hedgerow with the Ashby Canal to the west beyond.

- 3.3. Station House is the former Station Master's House for Shackerstone Railway Station. It was constructed in c.1865 to serve the functioning of the station on the newly established Ashby and Nuneaton Joint Railway, this being an essentially faster form of transport than the nearby Ashby Canal. The house is located within the Ashby Canal Conservation Area, with the Conservation Area Appraisal identifying it as a "fine Victorian brick building that has retained its original chimney stack." Since the drafting of the appraisal unfortunately the chimney stack has been removed, but despite other unfortunate alterations over time, such as replacement windows, the house retains some architectural value and is of historic interest due to its former function and clearly discernible relationship with the railway station. For these reasons the house contributes positively to the character and appearance and thus significance of the conservation area.

4. Relevant planning history

14/00305/HOU

- Extensions and alterations to dwelling
- PER
- 22.07.2014

24/00142/TCA

- T1 - Chestnut tree - To dismantle the chestnut nearest the station house.
T2 - Lime tree - To shorten 2 branches on the Lime tree adj over the drive to suitable growth points.
- DTM
- 13.03.2024

89/00810/4

- PROPOSED SOUVENIR SHOP ASSOCIATED WITH SHACKERSTONE RAILWAY STATION
- PER
- 25.07.1989

77/01460/4

- ERECTION OF OFFICES TOILETS AND SHOP
- OUT
- 15.12.1977

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 objections have been received.

6. Consultation

- 6.1. HBBC Conservation Officer:

21.06.2024;

"The proposed porch has a mono-pitched roof with slates to match the existing roof material of the main house. It is open fronted with a brick and timber column. Its plan does not extend out beyond the front building line of the projecting front gable. In my opinion the porch is of an appropriate scale, siting, form and appearance as to sit comfortably on the front elevation of the house. The proposed new window openings are at first floor level and are positioned in line with the fenestration below and to the side, whilst replicating the proportions and surrounding cill and header details of the other fenestration on the front elevation.

The proposed dormer windows are positioned above the eaves on the rear elevation. They have a dual pitch angled to match that on the projecting gable on this elevation, as well as fascia and barge boards to match. They are proposed to be constructed of brick and slate as well as the windows themselves reflecting the proportions, style and surround details of the other fenestration on the house. In my opinion the dormer windows would sit comfortably on the rear elevation of the house. In between the dormer windows a small conservation style roof light is proposed, the visual impact of which in my opinion would be negligible. A wider set of French doors is proposed to serve the dining space, with a new soldier course detail above. In my opinion this set of doors will have no particular adverse impact upon the character of the rear elevation. Within the projecting gable and to serve the living space it is proposed to remove the existing large window with arch detail above and insert a wide set of French doors with soldier course. Whilst these doors have a consistent appearance with the replacement doors further to the left on this elevation, in my opinion it is disappointing to replace an original window opening to this elevation, the loss of which would be to the detriment of the architectural quality of the house. Whilst in isolation this is not necessarily an aspect of the proposal that would cause a significant adverse impact, a more sympathetic approach could be considered, such as retention of the opening and inserting a single door or set of double doors within it.

The existing windows in the property are predominantly two light casements separated horizontally and are most likely late-20th century replacements of no historic or architectural interest. The proposed replacement windows, being timber framed sliding sashes with vertical glazing bars to follow traditional Victorian window characteristics is a positive proposal which enhances the architectural interest of the building.

As assessed above, it is concluded that the majority of the proposed development would have a neutral impact upon the character and appearance of Station House. The replacement windows would enhance its character. Alternative design approaches could be considered for the proposed set of French doors within the projecting gable on the rear elevation, but notwithstanding this, overall, it is considered that the proposals would ensure that the house continues to contribute positively to the character and appearance of the wider Ashby Canal Conservation Area and its significance would be preserved. The proposal therefore complies with Policies DM11 and DM12 of the SADMP DPD, section 16 of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990."

26.06.2024;

"In my opinion the use of arched window headers with keystones over the proposed set of double doors would result in an improved design quality of these interventions on the rear elevation.

The proposal therefore continues to comply with Policies DM11 and DM12 of the SADMP DPD, section 16 of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.”

6.2. Environment Agency;

“The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.”

6.3. Shackerstone Parish Council;

- No objections have been received.

6.4. Historic England;

- No objections have been received.

6.5. Ashby Canal Association;

- No objections have been received.

6.6. HBBC ES Pollution;

- No objections have been received.

7. Policy

7.1. Core Strategy (2009)

- Policy 13: Rural Hamlets

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- 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)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

- Impact upon parking provision

Assessment against strategic planning policies

- 8.2 Notwithstanding that the application site is located in the countryside; the NPPF and Policy DM1 of the Site Allocations and Development Management Policies (SADMP) provide a presumption in favour of sustainable development. Policy DM4 of the SADMP sets out the circumstances in which development would be considered sustainable within the countryside, such as a householder application which leads to the enhancement of the immediate setting and does not impact upon the intrinsic value of the open character of the countryside.
- 8.3 This application proposes the installation of a front canopy porch, two new dormers, and new windows and doors to an existing dwelling and therefore is a sustainable development within the countryside and acceptable in principle. Compliance with the relevant sections of Policy DM4 of the SADMP will be assessed further in the following section.

Design and impact upon the character of the area

- 8.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.5 Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 205-208 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.6 The Planning Practice Guide (PPG) and Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets sets out how the policies of the NPPF are expected to be applied and includes guidance on the conservation of and making changes to the historic environment.
- 8.7 Policy DM4 of the SADMP allows for sustainable development in the countryside where it meets specific criteria. Criterion b) allows for development where it is for the extension of the existing buildings which lead to the enhancement of the immediate setting and therefore the proposal is acceptable subject to 5 sub-criteria that must be also met. Criterion i) is most relevant and requires that the development represents no significant adverse effects to the intrinsic value, beauty, open character and landscape character of the countryside location.
- 8.8 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.9 Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 8.10 The proposal seeks to erect a porch and insert two new windows to the front elevation, and to erect two dormer windows and insert a roof light and two sets of French doors on the rear elevation. Replacement windows are proposed throughout.

- 8.11 The Council's Good Design Guide seeks to ensure that front extensions do not extend beyond the front elevation of the existing dwelling by more than 2.00 metres and do not cover more than 50% of the front elevation.
- 8.12 The proposed porch would have a mono-pitched roof with slates to match the existing roof material of the main house and would be open fronted with a brick and timber column. It would feature a minimum projection of 0.92 metres, not extending out beyond the front building line of the projecting front gable, according with the Council's Good Design Guide. By virtue of the above the porch would be of an appropriate scale, siting, form and appearance as to sit comfortably on the front elevation of the house.
- 8.13 Two windows are proposed to the first floor of the front elevation which would host the proposed en-suites. The proposed new window openings are at first floor level and are positioned in line with the fenestration below and to the side, whilst replicating the proportions and surrounding cill and header details of the other fenestration on the front elevation.
- 8.14 The Council's Good Design Guide seeks to ensure that dormer windows, which allow for additional headroom within roof spaces are considered in the context of impact upon the character of the building.
- 8.15 The Council's Good Design Guide also seeks to ensure that material selection, and scale of window opening and position within the roofs scape is considered as these factors are critical in the success of dormers.
- 8.16 The proposed two dormer windows would be positioned above the eaves on the rear elevation. They would have a dual pitch angled to match that on the projecting gable on this elevation, as well as fascia and barge boards to match. They are proposed to be constructed of brick and slate as well as the windows themselves reflecting the proportions, style and surround details of the other fenestration on the house. The dormer windows would sit comfortably on the rear elevation of the house. In between the dormer windows a small conservation style roof light is proposed, the visual impact of which in my opinion would be negligible. A wider set of French doors is proposed to serve the dining space, with a new soldier course detail above, this set of doors will have no particular adverse impact upon the character of the rear elevation.
- 8.17 Originally, it was proposed to remove the existing large window with arch detail above and insert a wide set of French doors with soldier course within the projecting gable and to serve the living space. Whilst these doors would have a consistent appearance with the replacement doors further to the left on this elevation, it was deemed disappointing to replace an original window opening to this elevation, the loss of which would be to the detriment of the architectural quality of the house. Whilst in isolation this is not necessarily an aspect of the proposal that would cause a significant adverse impact, the Local Planning Authority have worked with the applicant to find a more sympathetic approach by the use of arched window headers with keystones over the proposed set of double doors, which would result in an improved design quality of these interventions on the rear elevation.
- 8.18 The existing windows in the property are predominantly two light casements separated horizontally and are most likely late-20th century replacements of no historic or architectural interest. The proposed replacement windows, being timber framed sliding sashes with vertical glazing bars to follow traditional Victorian window characteristics is a positive proposal which enhances the architectural interest of the building.
- 8.19 As assessed above, it is concluded that the majority of the proposed development would have a neutral impact upon the character and appearance of Station House.

The replacement windows would enhance its character. Alternative design approaches could be considered for the proposed set of French doors within the projecting gable on the rear elevation, but notwithstanding this, overall, it is considered that the proposals would ensure that the house continues to contribute positively to the character and appearance of the wider Ashby Canal Conservation Area and its significance would be preserved. The proposal therefore complies with Policies DM10, DM11 and DM12 of the SADMP DPD, section 16 of the NPPF, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Council's Good Design Guide.

Impact upon neighbouring residential amenity

- 8.20 Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.
- 8.21 There are no neighbouring residential properties within the immediate vicinity of the site.
- 8.22 To the north-east of the site sits Shackerstone Railway Station, a Grade II Listed Building. A public footpath (S68) also runs through the site from Barton Road, north of Market Bosworth to Turn Bridge, Shakerstone which is defined by a three metres high hedgerow with the Ashby Canal to the west beyond. By virtue of the proposals minor amendments and the screening in place the proposal will preserve the setting of Shackerstone Railway Station and the views from the adjacent public footpath as in accordance with Policy DM10 of the SADMP.

Impact upon parking provision

- 8.23 Policy DM18 seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.24 The Council's Good Design Guides outlines that *"Front extensions should not result in the loss of existing parking spaces where it would impact on the streetscene."*
- 8.25 Part 4 of the Leicestershire Highways Design Guide seeks to ensure that dwellings with four or more bedrooms provide a minimum of three off street parking spaces.
- 8.26 A porch is proposed to the front of the dwelling which would host a depth of 0.92 metres and a width of 1.51 metres, notwithstanding this by virtue of the proposals minor scale it is not considered to impact the existing parking provision that the site hosts.
- 8.27 The layout of the dwelling internally would be reconfigured, increasing the dwelling to host four bedrooms from the original three. As existing the site hosts more than adequate off street parking to the north-west and north-east of the dwelling which is to be retained as part of the proposal and therefore there is not considered to be any detrimental impacts upon the parking provision at the site.
- 8.28 The proposed development would therefore satisfy Policy DM18 of the SADMP, Part 4 of the Leicestershire Highways Design Guide and the Council's Good Design Guide in this regard.

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.

10. Conclusion

- 10.1. The proposal is located outside of the settlement boundary of Shackerstone and is for the installation of a front canopy porch, two new dormers, and new windows and doors at Station House, Station Road, Shackerstone., therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 10.2. Alterations to listed buildings are acceptable in principle if it can be demonstrated that the proposal would not detract from its architectural or historical character. For the reasons given in the report above, the proposal is compatible with the significance of the grade II listed building known as and it would preserve the character and appearance and thus significance of the Newbold Verdon Conservation Area.
- 10.3. The proposal is considered to be in accordance with Policies DM4, DM10, DM11, DM12 and DM18 of the SADMP, Section 16 of the NPPF, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Part 4 of the Leicestershire Highways Design Guide and the Council's Good Design Guide. The proposal 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 10th May 2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Section 16 of the NPPF, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Elevations and Floor Plans, Drg No. 2024-03-14-01 Rev A
As received by the Local Planning Authority on the 1st July 2024.
- Site Location Plan, Drg No. 2024-03-14-03
- Site/Roof Plan, Drg No. 2024-03-14-04
all as received by the Local Planning Authority on the 10th May 2024.

Reason: To ensure a satisfactory form of development in accordance with Policies DM4, DM10, DM11, DM12 and DM18 of the SADMP, Section 16 of the NPPF, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Part 4 of the Leicestershire Highways Design Guide and the Council's Good Design Guide.

11.3 **Notes to applicant**

- a.) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.