DELEGATED REPORT

Recommendation Made: 17 March 2009

Reference:- 09/00088/FUL **Parish:- Osbaston Parish Council**

Applicant:- Mr Mark Meakin
The Bungalow
Lount Road
Osbaston
Nuneaton

Location:- The Bungalow Lount Road Osbaston Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for extensions and alterations to a residential property known as 'The Bungalow', Lount Road, Osbaston. (It was described as 'Meadwbrook' on the previous application). It is a detached bungalow located outside any established settlement boundary in the countryside but close to other properties which all have a rural character. There are three properties in close proximity, the proposal site, a small cottage to the rear (with high level windows which serve a conservatory built onto the rear boundary with the proposal site) and a larger two storey dwelling which appears like a former farmhouse which is currently being renovation (this property has no side windows facing the development site). To the western side there is a copse.

The property occupies a large rectangular plot with large front and side garden. It is set back approximately 28 metres from the highway with a single detached garage located side-on to the highway located within the front garden area.

The extensions proposed include the raising of the roof to provide first floor accommodation, extending to the eastern side and front. This amended scheme has one rear projecting gable removed and one of the front gables is to remain unaltered which is less onerous than the scheme that was refused.

A bat survey was submitted with the application which found some evidence of bats but not currently in use by them.

History:

08/00966/FUL Extensions and Alterations Refused 8.12.08 (on grounds of tantamount to new dwelling in the countryside)
07/01411/FUL Erection of boundary wall Approved 25.1.08

Consultations:-

Director of Highways Transportation and Waste Management have no objections.
Director of Community Services (Ecology) have no objections subject no run off into the stream.
Head of Community Services (Land Drainage) no objections
Head of Community Services (Pollution) no objections
E-on Central Networks have no objections

Development Plan Policies:-

PPS 7 - Sustainable Development in Rural areas

BE1 - Design and Siting
NE5 - Development in the Countryside
RES10 - Replacement Dwellings
T5 - Highway Design and Vehicle Parking Standards

SPG on House Extensions.

Appraisal:-

The principle of extending an existing dwelling in the countryside is acceptable in respect of policy NE5 subject to the extensions being in keeping with the scale and character with the existing dwelling and there being no adverse effect on the appearance or character of the landscape. Due to the change in roof height the building will have a greater impact than the existing building but this is not considered to be so significant as to be out of keeping with the existing dwelling or when considering the scale of the adjacent farmhouse building and the distance the property is from the road. In terms of the countryside, the impact is similar to the existing situation and is not considered to be severe so that a material objection could be sustained at appeal. The actual amount of ground floor space created by the proposal is only 25 sq metres.

Policy RES10 deals with replacement dwellings and the criteria for dealing with such applications. The previous application was described as extensions and alterations however, when the overall effect of the proposals was considered with the amount of proposed demolition, the proposal appeared as a replacement dwelling within the countryside and was refused.

This proposal has been scaled down to overcome the refusal reasons and shows a more substantial amount of the existing building to be retained; the rear wall, the western side wall (with two new openings at ground floor), part of the front wall and parts of the eastern side (where the extension is to be located) are all to be retained. The main differences with the previous scheme are that there was an extension on the rear which has been omitted and one of the front gables is now to be retained rather than rebuilt. The scheme is now considered to show extensions and alterations and is acceptable in terms of that policy.

The design of the proposals is considered to be in keeping with the existing building in terms of scale and mass taking into account that the proposal is from single storey bungalow to 1½ storey, the increase in ridge height has been restricted to 1.6 metres. This latest proposal shows a significant amount of existing wall to be retained. A brick skin is no longer proposed.

Due to the orientation of the nearest neighbours and window locations, the proposals do not have an unduly detrimental impact on the amenities or privacy of neighbouring properties. A juliet balcony is proposed on the western elevation but this faces the side garden and copse.

The existing vehicular access and adequate parking and amenity is retained within the curtilage of the site.

The extent of the building to be retained, is now considered to be acceptable and is therefore considered to be in accordance with policies NE5 and RES10 together with Government PPS7.

The previous application also included the re-skinning of retained brickwork so the dwelling would have the appearance of a new dwelling. This application does not specify materials although they could be agreed by condition.

A new double garage is also proposed in a similar location to the existing single garage, it is not considered to be excessive in footprint and is located 12 metres from the highway. Although it has a steep pitched roof to reflect the style of the dwelling, its visual impact is mitigated from the highway by its location within the site and, to some extent by the boundary walls which have been erected under a previous planning permission.

The Director of Community Services (Ecology) has commented with regard to the stream regarding a 5 metre buffer zone, this should be achievable and has been put onto the decision by a note to applicant. Furthermore, he agrees with the bat surveyor's recommendations in that the building contractors should be made aware that bats have used the dwelling previously, they should carefully remove materials from the roof and, if any bats are discovered, work should cease whilst Natural England or a licensed bat worker / ecologist is contacted. This is dealt with by the standard note to applicant on protected species.

Conclusion

The design of the proposal reflects the existing character of the dwelling. The extensions are modest but the raising of the roof will have the greatest impact. The proposals will not have a detrimental effect on the appearance or character of the existing dwelling, the neighbours or the landscape. The proposed scheme is considered to meet the criteria of policy BE1, NE5 and RES10 of the adopted Local Plan.

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 would be in accordance with the development plan as it would be in keeping with the character and appearance of the existing dwelling and garage, the surrounding development, it would not have a material effect on the surrounding countryside or the amenities or privacy of the occupiers of neighbouring properties and adequate car parking and private amenity space is retained within the curtilage.
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 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions, alterations and garage shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 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 6th 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 List of plans used in the determination of this application:-
****

5 The Director of Community Services (Ecology) has commented as follows 'Our field by field maps show that the stream / river running along side the dwelling has previously been evaluated as being of Parish Level ecological importance. Therefore, no run off from the application site should be allowed to enter the stream / river. A buffer zone of 5 meters should be set up along the length of the stream within the application area, no heavy machinery should be allowed to enter this zone and no spoil should be dumped here.

6 If any excavations are to be left over night we recommend that they are either covered over or fitted with a series of ramps to aid the escape of an otherwise trapped badger.

7 The extensions and alterations hereby approved and any under-pinning works required shall be carried out in such a manner so as to ensure that the original walls of the bungalow shown to be retained after development are protected whilst the construction works are being carried out. Should further demolition occur during the construction of the extensions and alterations approved by this planning permission, the applicant is reminded that rebuilding is likely to be tantamount to a new dwelling in the countryside which is against policy.

Contact Officer:- Louise Forman Ext 5682