**DELEGATED REPORT**

**Recommendation Made: 14 April 2009**

**Reference:- 09/00112/FUL** **Parish:- Desford Parish Council**

**Applicant:- Mr B Kerslake**
**50 Main Street**
**Desford**
**Leicestershire**
**LE9 9GR**

**Location:- 50 Main Street Desford Leicester LE9 9GR**

**Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.**

**Introduction:-**

This application seeks full planning permission for a single storey rear extension to a Listed Building, 50 Main Street, Desford, within the Desford Conservation Area. The extension comprises of a brick built single storey rear extension with steeply pitched monopitch roof adjacent to the north boundary, with a Gothic Victorian style Orangery of timber and glass construction with dwarf brick wall running across the entire rear elevation. No significant alterations are proposed to the existing structure of the Listed Building. A related Listed Building Consent application for the proposed development has recently been approved (Ref No. 09/00065/LBC).

50 Main Street is a two-storey detached dwelling, red brick with blue brick and ashlar features, slate roof with decorative terracotta ridge tiles and two brick chimney stacks. It has an abundance of architectural features. To the rear elevation there is a single storey square bay window with steeply pitched monopitch roof that is to be retained and enclosed by the orangery. To the south lies a Church Hall, to the north lies a parking court to the adjacent Doctors Surgery, There are residential properties to the west on Main Street and to the east at some distance and on a lower ground level on Grange Court.

**History:-**

See Workcard 1.

**Consultations:-**

No objections have been received from:-

English Heritage
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Press and site notice posted, neighbours notified, one letter received raising no objection.

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

Desford Parish Council
County Conservation Officer
Ancient Monuments Society
Society for the Protection of Ancient Buildings
Georgian Group
Victorian Society
Council for British Archaeology.

**Development Plan Policies:-**

BE1 – Design and Siting
BE4 – Alterations to Listed Buildings
BE5 – Setting of a Listed Building
BE7 – Development in Conservation Areas
T5 – Highway Design and Vehicle Parking Standards
SPG on House Extensions.

**Appraisal:-**

The main consideration of this application is the impact of the proposed extensions and alterations on the character, appearance and setting of the Listed Building and Desford Conservation Area and the impact on neighbouring properties.

No demolition or significant alterations are proposed to the existing structure of the Listed Building itself and therefore no architectural features would be lost which accords with policy BE4 of the HBLP. Following extensive pre-application discussions, the application proposes an extension that would be visually distinct from, and a clear addition to, the Listed Building in the form of a single storey brick outbuilding with steeply pitched roof to match and a Victorian style orangery with extensive use of timber and glazing. In line with the comments of the Borough Council's Conservation Officer, amended plans have been received that set in the south elevation of the orangery from the existing side elevation of the original dwelling so that it would not appear as a continuation of the existing elevation.

Whilst the extensions represent a significant increase in the footprint of the building, in order to retain the square bay window to the rear, the orangery needs to project to 3.5 metres from the main rear elevation in order to provide practicable useable space within and allow access from the existing rear door rather than impact further on the Listed Building by introducing a new access point. In this respect the projection of 3.5 metres is just about acceptable. The height of the roof of the orangery is necessary to enclose and retain the steeply pitched roof of the square bay window. The design of the extension is a significant improvement on the previously withdrawn scheme for a monopitch structure returning to the rear elevation which would have been detrimental to the character and appearance of the Listed Building. The submitted details include the proposed use of appropriate natural materials compatible with the existing materials used in the construction of the Listed Building and a condition is included within the recommendation to ensure that those used would be acceptable. Overall, the extensions and alterations would be sympathetic to the character and appearance of the Listed Building and a clearly discernable addition.

Whilst the construction of the extensions and alterations would affect to some degree the somewhat detached/isolated nature of the Listed Building within its curtilage and link it more to adjacent structures, this would not be of sufficient detriment to its setting to warrant refusal of the application. Similarly, the extensions are single storey (though steeply pitched to match the existing dwelling) and to the rear of the building where they have no significantly adverse impact on the Desford Conservation Area or the amenities of the occupiers of neighbouring properties.

A large mature tree in close proximity would not be directly affected by the development and is in any case protected by a Tree Preservation Order which accords with policy BE5 of the HBLP.

**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: its scale, form and design would not detract from the architectural or historical character of the building or its setting; it would retain architectural features and details that contribute to that character; it would be constructed of appropriate materials and not be detrimental to the amenities of the occupiers of neighbouring properties.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, BE4, BE5, BE7 and T5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 This permission relates to the application as revised by amended plan Nos. 08432/P02C and 08432/P03A received by the Local Planning Authority on 26th March 2009.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions and alterations 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.

4 Notwithstanding the details submitted on the approved plan, before any development commences full details of all the doors and windows shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

5 Prior to commencement of development, a 1:10 scale cross section of the orangery together with ridge, eaves, cills and abutment details shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

**Reasons:-**

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

2 To define the permission.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 and BE7 of the adopted Hinckley & Bosworth Local Plan.

4 To allow a more detailed assessment to be made and to ensure that the development has a satisfactory external appearance and does not detract from the architectural character of the Listed Building to accord with policy BE4 of the adopted Hinckley & Bosworth Local Plan.

5 To allow a more detailed assessment to be made and to ensure that the development has a satisfactory external appearance and does not detract from the architectural character of the Listed Building to accord with policy BE4 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. In relation to Condition 3, and notwithstanding the details submitted on the approved plan, the external materials should be natural and reclaimed rather than new samples.

5. List of Plans used in the determination of this application:- 08432/P03A; 08432/P02C; 08432/P01D.

**Contact Officer:- Richard Wright Ext 5894**