DELEGATED REPORT

Recommendation Made: 12 May 2008

Reference:- 08/00301/FUL **Parish:- Witherley Parish Council**

Applicant:- Mr Carl Stevens
The Old Barn
Fenny Lane
Fenny Drayton
Nuneaton

Location:- The Olde Barn Drayton Lane Fenny Drayton Nuneaton Leicestershire

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for a single storey extension to be attached to converted former agricultural building located outside the settlement boundary of Fenny Drayton on Fenn Lane, south west of the village midway between the settlement and the A5 trunk road. The proposal will remove an existing conservatory.

History;

The barn was granted permission to be converted in 1990 and in 1991 an application to remodel the building that effectively altered its traditional character and appearance was refused. In 1992 a single storey lean to was permitted. The most recent history relates to the erection of the conservatory in 1997 which included conditions for hardwood windows with plain glass to match the existing together with the brick work.

A previous application for a two storey 'Granny annexe' which included the creation of 2 bedrooms, 2 bathrooms, a lounge and a kitchen and repositioning of the existing conservatory was refused in 2007 and the refusal was upheld on appeal.

Consultations:-

Witherley Parish Council has no objections.

E-On Central Networks do not object but have commented that there are overhead lines in the vicinity of the site - note to applicant.

Director of Highways Transportation and Waste Management has no objections.

Development Plan Policies:-

BE1
BE20
NE5

Appraisal:-

The site is well screened from any highway. The size and design of the proposal is in keeping with the style of the former rural building subject to suitable materials being used.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, BE20 and NE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 extension 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.

3 The insertion of all rooflights shall be of a 'conservation style' and shall not protrude above the plane of the roof slope. No additional breaches other than those depicted on the approved plans to the external fabric of the building, including any ducts, vents or flues, shall be implemented without the prior written consent of the Local Planning Authority.

4 All windows and doors shall be recessed and constructed of timber.

Reasons :-

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

2-4 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 Your attention is drawn to the attached report of E-On Central Network.

Contact Officer:- Mrs L Forman Ext 5682