In Strict confidence

Hinckley and Bosworth Borough Council

Council Offices

Argents Mead

Hinckley

Leicestershire

LE10 1BZ



K.S.Farrell

The Cottage

Barton Road

Congerstone

Nuneaton

CV13 6NB

For the attention of Louise Forman and copy to Tracy Dark

Date 28/8/08

Reference Extensions and alteration to Garage , Address :- Whitehouse Barton Road Congerstone Nuneaton Leicestershire. Planning reference 08/00768/FUL

Dear Louise,

Thank you for your letter dated 13/8/08 and thank you for your help at our meeting on 19/8/08 to view the full size drawings at the council offices and the original garage plans from 1970 which do show a view of the depth of the foundations in "ELEVATION D".

I would like to submit my objections/concerns/improvement suggestions.

1)The Constraints for the Whitehouse on the Hinckley and Bosworth Planning web site are :-

a)Areas of attractive Countryside

b)Land defined outside development limits(Local plan 2001)

The increase in height of the garage to 5.1 metres will block the view of the countryside from my bedroom window.

The external steel staircase is not the usual treatment of residential properties in Congerstone/the countryside . Even if screened to give me some privacy it will still not look attractive /fit in with what would be the normal landscaping of a residential property in Congerstone/the countryside.

Re use of and Adaption of Rural buildings, planning applications would not be considered without being accompanied by a structural survey of the building/foundations/local tree route systems. To demonstrate that the building is capable of conversion without significant alterations/the rebuilding of the structure.

2)The garage roof will overhang the boundary and the adjacent property by between 300 to 400mm by scaling the drawing.

3) Drawing showing parking/trees

Does not detail the roof overhanging the farm track by 300 to 400mm

4) Drawing showing a floor plan of the garage.

a) From the plans for the original garage planning application 3366/1970 the garage was shown as single storey one brick thick with pillars and a wooden felted flat roof. Will this be strong enough to take the weight of the second storey / tiled roof.

b) When the garage was built the foundations below ground level are shown as 250mm from the bottom of the foundation to ground level on the drawing. Since 1970 conditions have changed and the existing foundations may not be suitable for a two storey extension. Since 1970 the trees local to the garage have grown to heights in a range of 6 to 9metres .One tree local to the garage is 9metres high and the trunk is only 750mm from the garage wall another is 8metres high and 2 metres from the garage. What will the effect of the tree route systems be on the foundations.

c) When the garage was originally built it had two doors facing Barton road. I could not find a planning application but the doors were moved from one side of the garage to another what effect will this have on the strength of the garage

Suggestion :- Could the planning application be subject to the foundations/brickwork survey being satisfactory reference new loading and site conditions/tree routes. I think that this is the best solution having spoken to Dow Bringh in the Building Control department.

5) Drawing shows the height of the garage roof will be 5.1metres.

a)This will affect the view from my bedroom window. At the moment I can see an attractive view over Barton Road and a field. If this garage is increased in height my view will be the garage/new roof

b)Since 1970 when the garage was built the daylight to this side of my house is effected by its orientation and the row of trees now grown to heights of 6 to 9 metres .The only break in height to allow light in is the area over the current single storey garage

6) The steps and platform on entry to the level 2 on the garage will affect my privacy .It will be possible to look directly into my bedroom, my living room and overlook my gardens . From the platform height of the stairs, 2.4metres, eye line height for an adult would be 4.5metres from the ground to look through my bedroom and living room windows and overlook my garden

Suggestions :- make a spiral or conventional staircase inside the garage it will be safer always dry and well lit at night time with no privacy issues. If the garage has to be rebuilt to give adequate foundations the walls could be modified to include the stairs within the building. Alternatively the staircase should be fully screened on two sides to a height of 2metres at the platform level, painted dark green to blend in with the trees and screened lighting applied as a safety measure. I still believe this is not visually acceptable in a residential area in the attractive Countryside rural location Alternatively a single storey extension to the garage could be possible and the daylight/ foundations/safety/privacy issues would not be a problem.

7) The new use of the garage could generate a noise nuisance. What sound proofing will be applied to the building/staircase

8)Is the "Home Office" above the garage for Business use what will be the frequency of customers/visitors visiting the Business /office. Where will the customers /visitors park.

9) There is no detail of the guttering down pipes and destination of the water/drainage as the overhang over the boundary is 300 to 400mm it should be detailed. Would prefer not to be a soak away local to the roadway/farm track .So that the roadway/farm track stays in a firm condition

10)**Suggestion**:-The sewer connection for the toilet should be made within the boundary of the Whitehouse property.

There is a sewer pipe which runs from the Whitehouse to the entrance of the Whitehouse property it should not be a problem to connect to this.

Reason:- I own the sewer in the adjacent property/ roadway/farm track . I do not want my sewer pipe to be disturbed or a connection made which could cause a blockage.

I enclose a document from the Local planning Portal marked up with some comments for consideration.

Thank you for the chance to comment on the application if there are any new documents submitted to address my concerns could I be contacted so that I can comment on them.

I f you would like me to clarify any of the information please contact me and I will meet you at the Council Offices

Regards K.S.Farrell 

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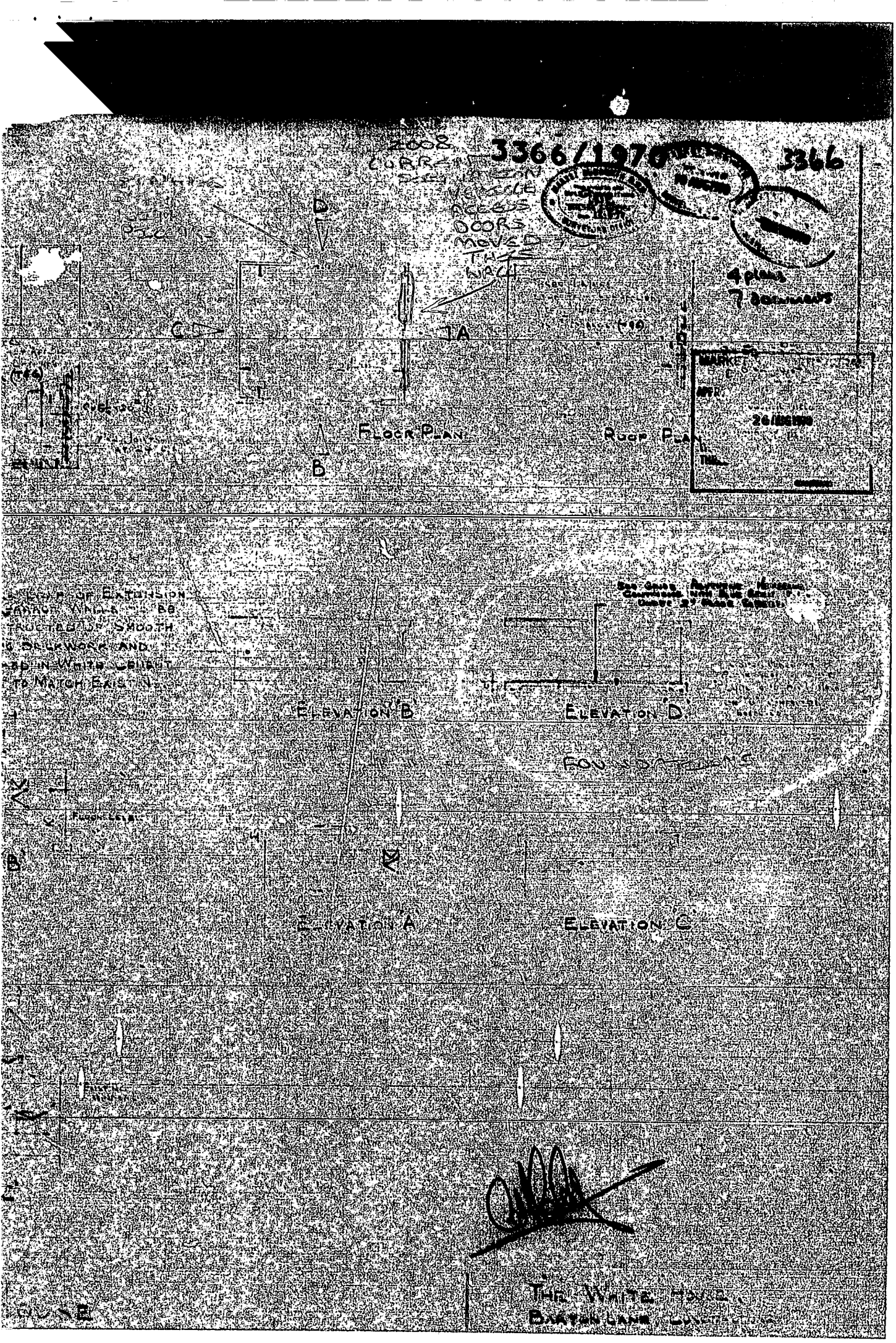

3366/1970
3366
2008
VEHICLE
ACCESS
DOORS
MOVED
THIS
WALL
4 plans
7 documents
FLOOR PLAN
ROOF PLAN
ELEVATION B
ELEVATION D
ELEVATION A
ELEVATION C
THE WHITE HOUSE
BARTON LANE

3566/1970

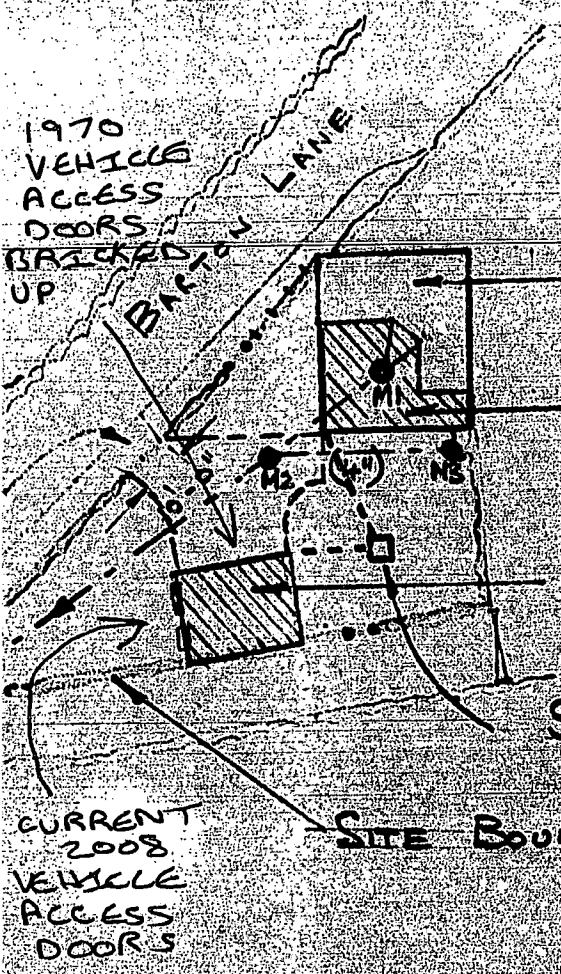
RECEIVED
10 AUG 1970
SURVEYOR'S OFFICE

NOTES

1. Existing manhole to be replaced by straight 4" pipe W.C. with junctio vent pipe.

2. M2 New manhole constructed on li existing sewer.

3. M3 New manhole to collect wastes fr bathroom and kitc



MARKET BOSWORTH
PLAN
BUILDING
SURVEYORS

THE WHITE HOUSE
BARTON LANE
CONGERSTONE

DRAWN A.A.H.C. DATE 4.3.70

Return to Local Information
Proposals Map

THIS AREA IS CONSIDERED IN A RURAL AREA DOES THIS APPLY TO THIS APPLICATION



Local Planning Information

View local development plans

You are viewing the development plan for HINCKLEY AND BOSWORTH DISTRICT. (Specify different location)

From 28th September 2007 some policies in some development plans have expired. Policies in this state are also referred to as Not Saved. This should include policies superseded by any adopted LDF policies and also obsolete policies and those covered by higher level guidance. Please visit the council's site for more information. You can find a link to the council's planning pages on our Local Information page. Full details will be available here soon.

Re-use and Adaptation of Rural Buildings

4.12.1 The Government's policy towards the re-use and adaptation of rural buildings is set out in Planning Policy Guidance Note 7, The Countryside - Environmental Quality and Economic and Social Development.

4.12.2 In considering planning applications for the re-use or adaptation of rural buildings, the primary planning consideration is whether the new use proposed for the building is acceptable in planning terms. Care must be taken to ensure that any proposal does not have an unduly adverse effect on the character of its rural location.

FOUNDATIONS 250mm? SINGLE BRICK GARAGE BUILT 1970 SINGLE STOREY SUPPORTING A WOOD/FELT ROOF NOW TO BE TWO STOREY TREE ROOTS ETC. ?

4.12.3 Applications for conversions should be accompanied by a structural survey of the building, together with detailed plans of the proposed conversion that demonstrate the building is capable of conversion without significant alterations or rebuilding of the existing structure. Buildings that are so derelict that they could be brought back into use only by complete or substantial reconstruction and buildings of a temporary nature are not considered suitable for conversion.

4.12.4 Small extensions may be acceptable providing they do not alter the form, bulk and general design of the building to an unacceptable degree. Extensions subsequent to the original conversion are likely to detract from the building's character therefore, permitted development rights may be removed by condition when planning permission is granted. Extensions and alterations to buildings should utilise materials that match those used in the original construction.

4.12.5 Certain farming activities are likely to be detrimental to the amenities of occupiers of converted buildings by reason of excessive noise, smell or other activities. Consequently, conversions that are in close proximity to a working farm may be resisted.

4.12.6 Rural buildings often provide important habitats for wildlife. The provisions of the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats) Regulations 1994; must be taken into account when considering development proposals. For example it is an offence to damage, destroy or obstruct access to any place used by an owl or bat for shelter, or to disturb them whilst in occupation. It is often possible to incorporate design features into conversion schemes, which permit wildlife to continue to successfully inhabit buildings that are converted for new uses. Specialist advice should be sought in these cases.

CONSTRAINTS FOR THE WHITEHOUSE FROM THE PLANNING PORTAL ? "AREAS OF ATTRACTIVE COUNTRYSIDE"

Re-use and adaptation of rural buildings for residential purposes

4.12.7 Applications for the adaptation and re-use of rural buildings for residential purposes need to be examined particularly carefully because of the strict control generally applied to new housing development in the open countryside.

Related Links

There are no related links for this section



structural elements such as timber frames and even demolishing and rebuilding whole stretches of wall. In addition, the creation of a residential curtilage around a newly converted building can often have a harmful effect on the character of the countryside.

4.12.9 In the case of residential conversions, extensions to form domestic porches, conservatories and other unsympathetic additions to the building will be resisted.

Re-use and adaptation of rural buildings for employment, recreation and tourism uses

4.12.10 In order to promote the objective of diversifying the rural economy, the re-use and adaptation of rural buildings outside the boundaries of settlements defined in this plan, may be acceptable where the building is to be used for employment, recreation and tourism related uses.

4.12.11 Any proposal will be judged on its merits in relation to its location in the rural area, the nature of the business proposed, its scale, location, design, availability of services and other development control criteria.

4.12.12 Re-use and adaptation of rural buildings to provide tourist accommodation can provide a valuable contribution to the rural economy. Simple holiday accommodation does not need the layout and facilities associated with permanent residential accommodation and consequently can be less detrimental to the character and fabric of the building concerned as well as having a less significant impact on the rural environment.

4.12.13 POLICY BE20 - REUSE AND ADAPTATION OF RURAL BUILDINGS

IN THE COUNTRYSIDE PLANNING PERMISSION WILL BE GRANTED FOR THE RE-USE AND ADAPTATION OF RURAL BUILDINGS UNLESS:

a THE PROPOSED USE OF THE BUILDING HAS AN ADVERSE EFFECT ON THE APPEARANCE OR CHARACTER OF THE LANDSCAPE;

b THE BUILDING IS IN A STRUCTURALLY UNSOUND CONDITION AND THUS INCAPABLE OF CONVERSION WITHOUT SIGNIFICANT ADAPTATION AND REBUILDING;

c THE PROPOSALS FOR RE-USE AND ADAPTATION ARE DETRIMENTAL TO THE DESIGN, CHARACTER, APPEARANCE AND SETTING OF THE BUILDING;

d THE CONVERSION INVOLVES EXTENSIONS THAT WOULD SIGNIFICANTLY ALTER THE FORM AND GENERAL DESIGN OF THE BUILDING IN A WAY WHICH WOULD DETRACT FROM ITS EXISTING CHARACTER AND APPEARANCE. EXTENSIONS AND ALTERATIONS SHOULD UTILISE MATERIALS WHICH MATCH OR COMPLEMENT THE ORIGINAL BUILDING MATERIAL;

e THE BUILDINGS ARE LOCATED WHERE THE AMENITIES OF FUTURE OCCUPIERS OF ANY PROPOSED CONVERSION WOULD BE ADVERSELY AFFECTED THROUGH NOISE, SMELL OR OTHER DISTURBANCE FROM A WORKING FARM OR OTHER RURAL ACTIVITY;

f THE PROPOSAL WOULD ADVERSELY AFFECT HIGHWAY SAFETY

g THE PROPOSED CONVERSION ADVERSELY AFFECTS ANY WILDLIFE HABITAT

h THE PROPOSAL DOES NOT COMPLY WITH THE LOCAL PLANNING AUTHORITY'S STANDARDS FOR LAYOUT AND DESIGN AND HIGHWAY CRITERIA UNLESS THERE ARE PARTICULAR

EXTERNAL STAIRCASE

RESIDENTS OR TO THE RURAL CHARACTER OF THE AREA; OR

I THE PROPOSALS INVOLVE SIGNIFICAN AREAS BEING UTILISED FOR EXTERNAL STORAGE, WHICH DUE TO THEIR VISUAL IMPACT CANNOT BE MITIGATED THROUGH APPROPRIATE SCREENING AND LANDSCAPING.

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