DELEGATED REPORT

Recommendation Made: 5 December 2008

Reference:- 08/00999/FUL **Parish:-** Stanton Under Bardon Parish Council

Applicant:- Mr MEL Winter
Winters Cottage
Stanton Lane
Stanton under Bardon
Markfield

Location:- Winters Cottage Stanton Lane Stanton Under Bardon Markfield Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for a two storey extension and alterations to provide for additional living accommodation to the ground floor along with bedroom and bathroom at first floor to a dwelling known as Winters Cottage/Stanton Lane Cottage. It is a small brick built detached two storey dwelling with sky blue painted walls, white plastic wall cladding and Swithland slate tiled roof located on the east side of Stanton Lane in the countryside between Stanton under Bardon and the A50. It occupies a large roughly triangular plot that has another dwelling to the north but open fields around the remainder of the site. The cottage is located in the northern point of the plot at right angles to the highway. The boundary of the site is defined by native hedgerows and post and rail fencing. A letter that confirms the extent of the residential curtilage as shown on the plans has been submitted that has been signed by neighbours.

The applicant has already begun renovation works on the cottage including the removal of white plastic cladding around the walls and has temporarily sited a mobile home within the site whilst these works are being carried out. A temporary store and an uncharacteristic detached concrete sectional garage (spar chippings) have also been constructed to replace a previously existing garage in the southern corner of the plot.

History

08/10301/Preapp only.

Consultations:-

No objections have been received from:-

Director of Highways, Transportation and Waste Management (Highways)
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Director of Community Services (Ecology) does not object but recommends a watching brief be maintained for all protected species. In addition, there is a site of Parish Level ecological importance to the south of the site.

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

Stanton under Bardon Parish Council
Site notice
Neighbours.

Development Plan Policies:-

BE1 - Design and Siting

NE5 - Development in the Countryside
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 and alterations 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.

The proposed extensions and alterations represent a significant increase to the existing footprint and floor space of the existing dwelling which are currently very small, offset in part by the demolition of a flat roof outbuilding to the eastern side of the dwelling. The alterations include the formation of a pitched roof over the existing two storey rear extension and front porch together with a canopy roof across the front elevation and alterations to the windows. The external appearance of the dwelling has not been well maintained in the past and unsympathetic extensions and alterations including white plastic cladding to the external walls have been highly detrimental to the character and appearance of the cottage itself and to its rural setting.

Whilst the proposals introduce an additional element to the otherwise simple linear cottage, the site boundary is a significant constraint in this respect and would otherwise allow only a small extension at the side. The additional element is still subordinate to the original dwelling in that it is of smaller length and the addition of a pitched roof over the porch will strengthen the dominance of the original part of the house in terms of its overall appearance. A subordinate extension in terms of ridge height would not be practical in this case as it would not provide for sufficient head room in the first floor which already utilises roof space and, would look out of keeping with the existing dwelling. Amended plans have been received which show the existing chimney to the eastern gable being retained, which will also help to define the original dwelling from the extension.

The proposed alterations are considered to significantly enhance the character and appearance of the dwelling as it currently stands and provide a unified overall appearance, with the use of painted render and matching Swithland slate roof materials. Whilst the proposals involve significant extensions the resultant dwelling remains modest in relation to modern dwellings and the size of the plot. In view of the proposed improvements to the external appearance of the dwelling the proposed extension is not considered to adversely affect the appearance or character of the landscape.

The proposals do not have an unduly detrimental impact on the amenities or privacy of neighbouring properties. The existing vehicular access and adequate parking and amenity are retained within the curtilage of the site. The applicant is adamant that the whole of the curtilage has been used as residential curtilage and this claim has been confirmed by a letter signed by neighbours.

Conclusion

The proposed scheme is considered to meet the criteria of policies BE1 and NE5 of the adopted Local Plan. The original dwelling remains the dominant element of the resultant dwelling whilst the alterations also enhance its overall character and appearance. The proposals are modest in relation to the size of the plot and will not have a detrimental effect on the appearance or character of the landscape. On balance, the application is therefore recommended for approval.

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 the extensions and alterations are in scale with and enhance the character and appearance of the existing dwelling and do not have an adverse effect on the character or appearance of the surrounding landscape.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 and NE5

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 No. M1125/5c received by the Local Planning Authority on 3rd December 2008.

3 The materials to be used on the external elevations of the proposed extension and alterations shall be white painted rendered walls and Swithland slate roof tiles to match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

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 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:- Location Plan at 1:1250; Block Plan at 1:500; M1125/1; M1125/2; M1125/3b; M1125/4a; M1125/5c.

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