DELEGATED REPORT

Recommendation Made: 16 August 2011

Reference:- 11/00391/FUL **Parish:- Nailstone Parish Council**

Applicant:- Mr Chris Elwell
Glebe Farm
1 Rectory Lane
Nailstone
Nuneaton

Location:- Glebe Farm 1 Rectory Lane Nailstone Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for extensions and alterations to a detached dwelling known as Glebe Farm, Rectory Lane, Nailstone.

The proposals include:-

- the remodelling of an existing flat roof two storey rear extension
- demolition of a conservatory and erection of a single storey rear extension
- erection of a new porch to the rear courtyard
- conversion of the existing garage and its roof space to additional accommodation including the insertion of two dormer windows, one to the front roof slope and one to rear roof slope
- demolition of an extension to the rear barns and reinstatement of the barn
- insertion of additional first floor windows, alterations to windows and internal alterations

The application dwelling and the rear courtyard are located within the settlement boundary of Nailstone, the rear range of outbuildings are located outside the settlement boundary of Nailstone in the countryside. Glebe Farm is a former farmhouse, two storeys in height with 1½ storey and single storey elements and attached to a range of barns which enclose a courtyard to the rear of the farmhouse. There is a vehicular access to the east of the dwelling off Rectory Lane. The farmhouse is constructed of red multi facing bricks and blue plain clay tiles.

Amended Plans have been received that remove the proposed extension to the rear of the barns to form a double garage.

Relevant Planning History:-

05/00647/OUT	Erection of Dwelling	Refused	01.11.05
05/00646/FUL	Conversion of Barn to Residential Use	Approved	01.11.05

Consultations:-

No objection has been received from Head of Community Services (Land Drainage)

No objection subject to conditions has been received from Directorate of Chief Executive (Ecology)

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

Nailstone Parish Council
Ward Members
Neighbours

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas
Planning Policy Statement 9 (PPS9): Biological and Geological Conservation

Adopted Core Strategy (2009)

No relevant policies

Adopted Local Plan (2001)

The site lies part within and part outside the settlement boundary of Nailstone in the countryside as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of the Development
Policy BE20: Reuse and Adaptation of Rural Buildings
Policy NE5: Development in the Countryside
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document: Highways, Transportation and Development
Supplementary Planning Guidance: House Extensions Design Guidance
Supplementary Planning Guidance: Conversion of Rural Buildings

Appraisal:-

The main considerations in respect of this application are the principle of development, the siting, scale, design and appearance of the proposed extensions and alterations and their impact on: the character and appearance of the existing dwelling; the street scene; the surrounding countryside; the amenities of the occupiers of neighbouring properties; highway safety and protected species.

The Principle of Development

Following receipt of the amended plans to remove the double garage element of the scheme, the proposed extensions and alterations relate to the existing dwelling, Glebe Farm house, which is located within the settlement boundary of Nailstone, as defined in the adopted Hinckley and Bosworth Local Plan Proposals Map, therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Existing Dwelling and Street Scene

The proposed extensions are all subordinate to the existing dwelling. The remodelling of the existing two storey rear extension involves the replacement of the existing flat roof with a more sympathetic dual pitched roof more characteristic of the other buildings within this former farm complex and also involves the replacement of existing fenestration with windows of a more sympathetic size and style. The demolition of the existing white uPVC conservatory and its replacement with a larger but more sympathetic brick and tile extension with a dual pitched roof also improves the character and appearance of the existing dwelling. The formation of a sympathetically designed rear porch provides a focal point and formalises the entrance. The proposed additional dormer window on the front roof elevation has a similar design and style to the existing dormer and will not have an adverse impact on either the dwelling or the street scene. The proposed additional dormer window on the rear roof elevation is slightly larger but is still acceptable in scale, subordinate to the main roof and internal to the enclosed courtyard and well screened such that no adverse impact will result on either the dwelling or street scene. Other proposed alterations include the formation of additional windows to improve amenity of the occupiers and the replacement of existing fenestration with more sympathetic sizes and styles. Overall, as a result of their siting and design and the use of matching materials the proposed extensions and alterations are considered to improve the character and appearance of the existing dwelling and will not result in any adverse impact on the existing dwelling or the street scene.

Impact on the Countryside

With the exception of the additional dormer window, the proposed extensions and alterations are to the rear of the dwelling and well screened by the existing courtyard buildings and mature planting along the north east boundary within the adjacent property. As such the proposals will not result in any adverse impact on the character or appearance of the surrounding countryside.

Impact on Neighbours

As a result of the location of the proposed extensions and alterations (including the formation of additional windows), the separation distances between dwellings and existing screening by boundary walls and mature planting, the proposals will have no adverse impact on residential amenity of any neighbouring dwellings from either overbearing impact or loss of privacy from overlooking. At the time of writing this report no objections have been received from neighbours.

Impact on Highway Safety

The existing access to the site is unaffected by the proposals and notwithstanding the proposed loss of the garage through conversion, adequate parking and turning space will be retained within the courtyard area. As a result, it is considered that the proposals will not have an adverse impact on highway safety

Impact on Protected Species

A Protected Species Survey has been submitted to support the application. The survey concludes that no protected species are likely to be affected by the proposals but recommends that a precautionary approach is adopted prior to works being undertaken and during works to ascertain that no protected species are present. The Directorate of Chief Executive (Ecology) raises no objection to the application subject to the recommendations in the report which can be secured by an appropriately worded condition.

Conclusion

The proposals respect the scale, character and appearance of the existing dwelling and would not adversely affect the street scene, the character or appearance of the surrounding countryside, the amenities of the occupiers of neighbouring properties, highway safety or protected species. The application is considered to be in accordance with policies BE1 of the Local Plan and the Council SPG on House Extensions and is therefore recommended for approval subject to conditions.

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 by virtue of the siting, scale and design of the proposed extensions and alterations would not have an adverse impact on the character or appearance of the existing dwelling, the street scene or the surrounding countryside, nor the amenities of neighbouring residents, highway safety or protected species and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 and T5

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at 1:1250 scale drawing no. 10/24 08 received by the local planning authority on 23 June 2011; Site/Block Plan at 1:500 scale drawing no. 10/24 07A; Proposed Floor Plans drawing no. 10/24 05C and Proposed Elevations drawing no. 10/24 06C received by the local planning authority on 16 August 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the local planning authority.

4 The development shall be implemented in accordance with the recommendations and mitigation measures contained in section 5 of the Protected Species Survey carried out by Curious Ecologists dated 22 June 2011.

Reasons :-

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

2 For the avoidance of doubt and in the interests of proper planning.

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

4 To ensure adequate protection of protected species to accord with Planning Policy Statement 9: Biodiversity and Geological Conservation.

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 6 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.

Contact Officer:- Richard Wright Ext 5894