DELEGATED REPORT

Recommendation Made: 6 December 2011

Reference:- 11/00814/FUL **Parish:- Sheepy Parish Council**

Applicant:- Dr Marion Carter
Glenfield Cottage
Sheepy Road
Sibson
Nuneaton

Location:- Oakfield Orton Lane Sheepy Magna Atherstone Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for extensions and alterations to a dwelling. The proposals include a two storey front extension, a first floor side extension, a first floor rear extension, a single storey rear extension, construction of pitched roofs over existing flat roof two and single storey elements, new external brick skin, external elevation alterations to fenestration, formation of an open front porch and internal alterations.

The application property is known as Oakfield and is located in the countryside on Orton Lane to the north of Sheepy Magna and west of the B4116. It is a detached two storey dwelling constructed of red facing bricks, small red tiled roof and white uPVC windows. There is an existing unsympathetic flat roof two storey extension to the rear elevation. There is a single storey flat roofed link to an attached garage/workshop and an extensive range of barns to the rear. The dwelling is located in a large plot with a grassed paddock and pond to the rear and surrounded by open fields to the north, west and south. The nearest neighbouring residential properties lie in excess of 75 metres to the east.

A Protected Species Survey Report has been submitted to support the application. The report found no evidence of protected species on the site and that it was of limited wildlife value therefore the proposals are unlikely to have an adverse effect on biodiversity.

An amended plan has been submitted that amends the fenestration and roof detail to the front elevation and has been subject to re-consultation.

Relevant Planning History:-

89/00107/4	Dining Room Extension	Approved	06.03.89
79/0099/4	Extensions and Alterations to Dwelling	Approved	13.02.79

Consultations:-

No objections have been received from:-

Head of Community Services (Land Drainage)
Directorate of Chief Executive (Ecology)

No response has been received from:-

Sheepy Magna Parish Council
Site Notice
Neighbours

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 9: Biodiversity and Geological Conservation

Adopted Core Strategy

No relevant policies.

Adopted Local Plan

The site is located in the countryside as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of the Development
Policy NE5: Development within the Countryside
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

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

The Principle of Development

The site is located in the countryside as defined in the adopted Hinckley and Bosworth Local Plan Proposals Map. However, policy NE5 does provide a presumption in favour of the extension of existing buildings subject to the extensions and alterations respecting the scale and character of existing buildings, there being no adverse effect on the appearance or character of the landscape and all other planning matters being appropriately addressed.

Design and Impact on Character and Appearance

It is considered that the character and appearance of the dwelling is currently compromised by unsympathetic two storey and single storey flat roof extensions, unsympathetic large pane fenestration particularly to the front elevation which exhibits full length windows and lacks a focal entrance point and architectural features to add interest.

To the front elevation, the proposals include a small two storey extension along with alterations to the roof pitch to align with the main roof, more sympathetic fenestration with small cottage effect windows and the creation of dormer features to add interest to the design, and an open feature porch to provide a focal entrance point to the solid timber external door. The first floor side extension remains subordinate to the main house and includes half dormer windows that add interest. The addition of a pitched roof of matching materials over the flat roof single storey link adds to the unified overall appearance of the elevation.

To the rear elevation, the proposals include the addition of a pitched roof of matching materials with rear facing gable over the existing flat roof two storey extension and a first floor extension with a subordinate gable to enhance the appearance of the rear elevation. An additional subordinate single storey sunroom with pitched roof is proposed to the rear elevation and respects the scale and character of the dwelling.

The proposals also include the construction of a new brick skin around the existing house to enable the appearance of the dwelling to be further improved by the use of a higher quality brick. The proposals include the removal of a chimney on the west side elevation of the dwelling to enable additional windows to be

installed, however, the other more central chimney is to be retained therefore the character of the dwelling is not considered to be materially adversely affected.

Whilst the proposals are extensive and include numerous extensions and alterations to all elements of the dwelling, the proposals respect the scale of the existing dwelling in line with SPG guidance and overall will enhance the character and appearance of the dwelling and will not have an adverse impact on the surrounding countryside. The proposals are therefore considered to meet the requirements of policies BE1 and NE5 of the adopted Local Plan and the intentions of the Council's adopted SPG on House Extensions.

Impact on Neighbours

As a result of the separation distance of in excess of 75 metres between the proposals and the nearest neighbouring dwellings there will be no adverse impact on residential amenity resulting from the proposals and they are therefore considered to be in accordance with policy BE1 of the adopted Local Plan in this respect.

Impact on Highway Safety

Adequate off-street car parking and turning is to be retained within the curtilage of the dwelling to the fore. The existing access benefits from adequate visibility. As a result the proposals will not have an adverse impact on highway safety and are therefore considered to comply with policies BE1 and T5 of the adopted Local Plan.

Impact on Protected Species

The submitted protected species survey found no evidence of any protected species within the site and confirmed that the proposed development is unlikely to have a negative effect on the biodiversity of the area. The Directorate of Chief Executive (Ecology) has no objection to the proposals. As a result the proposals are considered to comply with Planning Policy Statement 9.

Conclusion

The proposals are acceptable in principle, will respect the scale, and enhance the character and appearance of the existing dwelling, will not have an adverse impact on the character or appearance of the surrounding countryside, residential amenity, highway safety or biodiversity. The proposals are considered to be in accordance with Planning Policy Statement 9 and policies BE1, NE5 and T5 of the adopted Local Plan and the Council's SPG on House Extensions and are 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 its siting, scale, design and appearance would not have an adverse impact on the character or appearance of the existing dwelling, the surrounding countryside, 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, NE5 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, Block Plan and Proposed Plans and Elevations Drawing No. 9110.05 Rev B. received by the local planning authority on 17 November 2011.

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

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.

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.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Richard Wright Ext 5894