DELEGATED REPORT

Recommendation Made: 12 October 2011

Reference:- 11/00652/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr And Mrs E Taylor
Leachmore
Workhouse Lane
Burbage
Leicestershire

Location:- Leachmore Workhouse Lane Burbage Hinckley Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING, ERECTION OF DETACHED GARAGE AND ALTERATIONS TO DRIVEWAY

Introduction:-

This application seeks full planning permission for extensions and alterations to a dwelling known as Leachmore, including 2 storey front and side extensions, 2½ storey rear extensions, an increase in the height of the roof to provide additional accommodation within, a 1½ storey detached garage/carport building with workshop/store within the roof space, a brick front boundary wall and additional vehicular access.

Leachmore is located in a large rectangular plot measuring approximately 50 metres in width x 70 metres in depth on the south west side of Workhouse Lane surrounded by open fields in the countryside to the south of Burbage. It is a detached two storey house with red brick plinth with cream painted rendered walls over and hipped slate tiled roof. Leachmore is set back approximately 12 metres from the front boundary. The front boundary of the plot currently comprises of a hedgerow with a brick pillared wall and iron gated access at the north west corner of the plot. White House Farm is the nearest neighbouring dwelling approximately 100 metres to the north west and there are allotment gardens on the opposite side of the lane to the north.

A Protected Species Survey has been submitted to support the application and found no evidence of protected species on the site and recommends that the proposed development is unlikely to have a negative effect on the biodiversity of the area.

Amended Plans have been submitted to address officer concerns raised in respect of the siting of the front boundary wall and its impact on the character of the rural lane and a proposed external materials schedule has been submitted to address officer concerns in respect of the impact of the development on the character and appearance of the surrounding countryside. Given the minor nature of the amendments, no re-consultation has been undertaken.

History:-

03/00868/FUL	Erection of a Detached Garage	Approved	03.09.03
03/00700/FUL	Erection of a Single Storey Extension to Dwelling	Approved	05.08.03
03/00603/COU	COU of Agricultural Land to Residential Curtilage	Approved	16.07.03
03/00437/FUL	Erection of Detached Garage	Withdrawn	10.06.03
01/01082/FUL	Erection of Caravan Store and Garage	Refused	06.12.01
01/00748/FUL	Two Storey Side and Rear Extensions and Erection of Conservatory	Approved	11.09.01

Consultations:-

No objections have been received from:-

Director of Environment and Transport (Highways)
Directorate of Chief Executive, LCC (Ecology)
Burbage Parish Council
Borough Council's Arboriculture Consultant

Ward Members have made no comments on the application

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

Chief Officer for Environmental Health (Land Drainage)
Site Notice
Neighbours.

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 3 (PPS3): Housing
Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas
Planning Policy Statement 9: Biodiversity and Geological Conservation

Local Policy

Local Development Framework: Core Strategy 2009

Policy 24: Sustainable Design and Technology

Hinckley and Bosworth Local Plan 2001

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

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

Supplementary Planning Guidance on House Extensions

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 their impact on the existing dwelling and the surrounding countryside, highway safety and biodiversity.

Principle of Development

The site is located outside the settlement boundary of Burbage and is 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.

Notwithstanding that the submitted plans indicate the demolition of a large proportion of the front and rear elevations, they also clearly demonstrate that the core structure of the existing dwelling is to be retained within the resultant dwelling to overcome any concerns relating to the creation of a new build dwelling in the countryside. A condition requiring a structural construction method scheme to be submitted for prior approval

to ensure the stability of the existing structure whilst works are undertaken is considered to be reasonable in this case to ensure that the proposals remain compliant with policy NE5.

Design, Appearance and Impact

The proposed extensions and alterations, including the detached garage/carport building, represent a significant increase to both the footprint and floor space of the existing dwelling. However, the dwelling is located in an isolated position and within a large plot and in this case the resultant dwelling would remain modest in relation to the size of the plot and would not extend by a significant amount in width or result in any overdevelopment of the site. Whilst the proposals increase the scale of the dwelling from 2 storey to 2½ storey and increase the ridge height by 2 metres from 7.4 metres to 9.4 metres, as a result of the design that introduces relatively discreet additional accommodation to the new roof space with only a small window in the front roof slope, the dwelling retains an impression of being 2 storey from the front elevation facing Workhouse Lane. The resultant dwelling is also set back from the front curtilage hedgerow boundary by approximately 12 metres which reduces any visual impact from Workhouse Lane as a result of the 2 metres increase in ridge height.

The existing dwelling has a traditional bay fronted hipped roof design. The proposed extensions and alterations include the use of significant areas of glazing in the proposed front and rear elevation gables and rear roof slope and as a result will significantly change its existing character and appearance contrary to the guidance contained in the adopted SPG on House Extensions. Notwithstanding this, the dwelling is located in an isolated position and creates its own character in the landscape and the proposals will not result in the loss of any outstanding features of architectural merit. The external walls in cream painted render together with white fenestration do not enhance its appearance in the landscape and subject to the use of more appropriate external materials as proposed in the materials schedule submitted by the agent on 13 October 2011 and including the use of red brick, natural slate roof, tinted glazing to the rear roof elevation and green painted timber fenestration, it is considered that the proposals will enhance the character and appearance of the dwelling and its setting within the surrounding countryside.

The proposed double garage/double carport and workshop/store building measures approximately 12 metres in width x approximately 7 metres in depth but will respect the scale and character of the dwelling and the size of the plot. It is located forward of, and at right angles to, the dwelling close to the proposed new vehicular access where, whilst visible through the new access from Workhouse Lane, it will not be visually prominent within the countryside as a result of the retention of the existing hedgerow vegetation along the front curtilage boundary. The external materials are to match those to be used on the extensions and alterations on the dwelling with the additional use of oak posts, and timber doors.

Amended plans have been submitted that remove the front boundary wall from the scheme and retain the existing hedgerow that marks the front curtilage boundary in order to address officer concerns in respect of the adverse impact that the introduction of a 48 metres long wall across the sites frontage would have on the existing rural character of the lane which is currently lined on both sides by established trees and hedgerows. The amendments adequately address the concerns raised whilst retaining the additional vehicular access which is considered to be acceptable.

As a result of its isolated position, the proposals will not have any adverse impact on the privacy or amenities of any neighbouring properties.

Highway Issues

The existing vehicular access is to be retained and altered and a new vehicular access is to be created to the south east of the existing access also off Workhouse Lane. The proposed sliding (non-gain) gates to both accesses are to be set back from the highway boundary by approximately 5.6 metres which is adequate to allow vehicles to stand clear of the highway whilst the gates are opened and closed and will not create any dangers to highway safety from standing traffic. Whilst visibility is less than ideal and restricted by existing hedgerow vegetation to either side of both the existing and proposed accesses, the harm to visual amenity that would result from the removal of the vegetation is considered to outweigh the requirement for standard visibility specifications to be achieved by the accesses, particularly given the nature of this quiet, single track rural lane. The Director of Environment and Transport (Highways) has made no objections to the application.

Other Material Considerations

The submitted Protected Species Survey confirms that the proposed development is unlikely to have a negative effect on the biodiversity of the area.

The garage/car port building will result in the loss of a Weeping Willow tree, however, the tree is not of a significant size or condition that contributes significantly to the visual amenities of the area and therefore its loss is considered to be acceptable in this case. Two other trees in the immediate vicinity, another Weeping Willow and an Apple tree are to be retained.

The proposed scheme will also result in a dwelling that meets modern building and insulation specification standards than the existing dwelling and therefore create a more sustainable development.

Conclusion

The core structure of the existing dwelling is to be retained and the proposals, whilst substantial, are considered to respect the scale of the existing dwelling, particularly from the front elevation, whilst enhancing its overall design and appearance. The resultant dwelling will remain modest in relation to the size of the plot and with the proposed use of external materials of appropriate quality will not have an adverse impact on the appearance or character of the surrounding countryside. In addition, the proposals will not have an adverse impact on the amenities of any neighbouring properties, highway safety or biodiversity. On balance, the proposed scheme is considered to meet the criteria of Planning Policy Statement 9 and policies BE1, NE5 and T5 of the adopted Local Plan and 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 it relates to extensions and alterations to an existing dwelling, and would not have an adverse impact on the character or appearance of the existing dwelling or the surrounding countryside, or the amenities of neighbouring properties, highway safety or biodiversity.

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 at 1:1250 scale and Proposed Garage Plans and Elevations drawing no. 15A received by the local planning authority on 19 August 2011; and Site Plan drawing no. 14A, Proposed Extensions and Alterations Plans and Elevations drawing no. 16A and Proposed Boundary Wall/Access drawing no. 12A received by the local planning authority on 12 October 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations, garage/car port building and boundary walls shall be in strict accordance with the external materials schedule submitted by the agent dated 13 October 2011 as follows:- Ibstock Otterburn Antique Red Facing Bricks, Natural Spanish Slate Roof Tiles, Timber Doors and Windows painted in Brewers Albany Winslade, and light grey tinted glazing to rear elevation as detailed on drawing no. 16A; Timber work to garage/car port building in oak with natural finish and oak vertical timber panel doors.

4 Notwithstanding the details submitted, prior to any development commencing on the extensions or alterations to the dwelling, full details of the method by which the existing structure is to be supported and retained whilst the works for the extensions and alterations hereby permitted are carried out and constructed shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved method statement.

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 enable the local planning authority to retain control over the method by which the approved works are carried out in order to ensure satisfactory development in accordance with policy NE5 of the adopted Hinckley and 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).

5 In relation to Condition 4, the applicant is advised that this consent relates to extensions and alterations to the existing dwelling as detailed on the approved plans and in no way gives consent for demolition and rebuilding of the dwelling.

Contact Officer:- Richard Wright Ext 5894