DELEGATED REPORT

Recommendation Made: 31 May 2011

Reference:- 11/00295/FUL **Parish:- Bagworth Parish Council**

Applicant:- Mr & Mrs Hughes
1A Main Street
Thornton
Coalville
Leicestershire

Location:- 1A Main Street Thornton Coalville Leicestershire LE67 1AF

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey extension to the rear of a detached barn conversion.

The barn is red brick with stained timber windows, and was converted in the early 1990's. A number of architectural features have been added to the original barn including a timber porch, and dormer windows to the rear.

Surrounding properties are red brick with slate roof, and comprise both original farmhouses and more modern infill development.

Relevant Planning History: -

10/00239/FUL	Extensions and alterations to dwelling	Approved	20.05.2010
09/00731/FUL	Erection of a Conservatory	Refused	11.11.2009
91/00861/4	Conversion and Extension of Barn to Create one Dwelling	Approved	22.10.1991
90/01222/4	Conversion of Barn to single Dwelling	Approved	18.12

Consultations:-

No objections have been received from:-

Directorate of Community Services, LCC (Ecology)
Head of Community Services (Land Drainage)

No comments have been received from: -

Bagworth and Thornton Parish Council
Ward Members
National Forest Company
Neighbours

Development Plan Policies:-

Adopted Core Strategy

Policy 24 – Sustainable Development

Adopted Local Plan

The site lies within the settlement boundary of Thornton as defined in the adopted Hinckley and Bosworth Local Plan.

BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions
Supplementary Planning Guidance 'Conversion of Rural Buildings'

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Thornton, 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.

Design and Impact on Existing Dwelling

Resultant of the scale, mass and design of the proposal, the extension appears as an incongruous, dominant feature to this simplistic rural barn conversion with predominantly linear characteristics. The width of the proposal spans a large proportion of the rear elevation, masking original detail, and introduces a detailed design, and architectural features and domesticating detail which are not common with this type of simplistic development. The ridge is set only slightly lower (0.2m) than the existing ridge line, and the gabled design along with the projection of 4.8m further compounds the bulk of the proposal. The proportions of the proposal are not reflective of the 1 and ½ storey dormered conversion and although a range of materials have been used to break up the design and add interest, these contrast with the simplistic character of the conversion. The style and proportion of the proposed fenestration is not in keeping with the existing, to the detriment of the appearance of the property. Although the proposal is to the rear of the property and will not be visible from the street scene, it will be visible from the public footpath to the north of the site, and by virtue of its design, it is considered detrimental to the character and appearance of this functional, simple, rectangular barn.

Impact on Neighbours

The proposed extension projects 4.8m meters from the existing rear elevation, at a distance of 3m from the common boundary of 3a Main Street. However as the rear building line of the adjoining property finishes 5m further back than that of the application property, the proposal and the adjacent property will finish roughly in line with one another. Accordingly there are considered no adverse impacts in terms of loss of light or overshadowing. In terms of overlooking, there are first floor side facing bedroom windows, however, although one will face the side elevation of the neighbouring property, this will not have direct views into any rooms of the adjacent property, and thus is not considered to have any material impacts in terms of overlooking. The remaining windows will have views over surrounding farmland.

Conclusion

By virtue of its siting, design and mass, the proposal is considered an incongruous addition which is detrimental to the character and appearance of the simplistic, linear barn conversion and contrary to the Supplementary Planning Guidance 'Conversion of Rural Buildings' and Policies BE1 and BE20 of the adopted Hinckley and Bosworth Local Plan.

RECOMMENDATION:- REFUSE, for the following reasons:-

Reasons :-

1 In the opinion of the Local Planning Authority the proposed extension by virtue of its mass, scale and overall design detailing would alter the form of the existing structure, adversely obscure architectural detail and fail to respect the traditional form of this former agricultural building to the detriment of the

character of the dwelling, contrary to the objectives of Policy BE1 of the adopted Hinckley and Bosworth Local Plan, Supplementary Planning Guidance 'Conversion of Rural Buildings' and Supplementary Planning Guidance: House Extensions.

Notes to Applicant:-

Contact Officer:- Eleanor Shaw Ext 5680