DELEGATED REPORT

Recommendation Made: 9 June 2009

Reference:- 09/00283/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mr Alf Oliver
Fenn Lane Farm
Fenn Lane
Upton
Nuneaton

Location:- Fenn Lane Farm Fenn Lanes Upton Nuneaton Leicestershire

Proposal:- EXTENSION AND ALTERATIONS TO FARM HOUSE

Introduction:-

This is a full application for the erection of a single storey side extension to form a garden room at Fenn Lane Farm, Fenn Lane, Upton.

The application property is a two storey, six bedroom, vernacular farm house situated in a large plot within the countryside which was built around the turn of the 20th Century. The farmhouse has characteristic decorative barge boards, brick detailing over windows and canopy features over the first floor windows and is constructed from a distinctive red brick. The Cottage and Dairy House stand to the north east and York Barn stands to the South East with no other properties in the immediate vicinity.

The proposed side extension is set back from the front elevation by 0.1 metres and measures 4.6 metres deep and projects 6 metres from the northern side elevation. The extension will have a dual pitched roof measuring 4.7 metres in height and includes a canopy over the French doors on the front elevation and a chimney reaching a height of 6.3 metres from the ground.

This application and report relates to amended plans received on 2nd June 2009 which reduced the size of the two windows on the side elevation and simplified the chimney flue.

History

None relevant

Consultations:-

The Borough Council Environmental Health Officer (Pollution) has no objection to the application.

No response from neighbours or the Borough Council Environmental Health Officer (Land Drainage)

The Borough Council Conservation Officer provided some informal design advice in which he suggested the extension should appear more like a simple outbuilding. The applicant responded that if the garden room were built at the same time as the farmhouse the design would have reflected the importance of the room.

Development Plan Policies:-

Local Plan Policy
- NE5 (Development in the countryside)
- BE1 (Design and siting of development)

House Extensions SPG

Appraisal:-

The central concerns to address in this application are the principle, the design of the development and its impact on the character of the development and neighbouring properties.

The application property is located outside the limits of development but the proposed development is an extension to an existing dwelling and as such would be acceptable in principle.

The proposed extension will be located on the northern side elevation with The Cottage being the closest residential property. A small side window of this adjacent property faces toward the application site but this will be separated from the rear and side elevations of the extension by approximately 12 metres which is an adequate distance to ensure the amenity of this property. The proposed extension is unlikely to impact on the other two neighbouring properties due to their distance from the proposal and their orientation.

The proposed extension is set back from the front elevation slightly, is less than half the width of the house and has a ridge line lower than the eaves of the main house, which combined with an additional floor area of 27.6m2 would appear in scale with the existing farm house.

The proposed extension includes many characteristic features of the main dwelling such as a decorative barge board on the side elevation, a canopy feature in the roof over the French doors on the front elevation and a simple chimney. The new windows are in line and in proportion with existing windows and the side windows also include substantial stone window sills. The properties existing windows are topped with an arch with brick detailing above which the submitted plans do not illustrate as a feature of the side windows. In order to ensure this characteristic is included on the side elevation in the final scheme a condition will be placed on the application.

The Conservation Officers initial comments that the scheme should be simplified to appear more like an outbuilding, in my mind, is valid as such a decorative addition to a farmhouse would be an unlikely feature in a turn of the 20th Century property. Despite this the proposed extension mirrors and reflects the characteristic features of the property well and buildings are expected to evolve and change through time with various owners placing their stamp on their properties. The proposed extension would therefore complement the existing dwelling whilst not adversely impacting on the character of the area.

Overall the proposed development would be of an acceptable design with a condition requiring brick detailing to match existing over the windows on the side elevation and the submission of samples to ensure the distinct red brick is matched correctly. In addition the development would not harm the character of the property or area or harm the amenity of neighbouring properties and it is 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 and would not harm the character or appearance of the area or neighbours amenity.

SUMMARY OF DECISION - The proposal is in conformity with Policies BE1 and NE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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

2 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension and alteration 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.

3 Notwithstanding the submitted plans stone detailing to sills and arched brick solider courses over the two windows on the side elevation shall be incorporated into the deign of the extension hereby permitted.

4 This permission relates to the application as revised by amended plan 'B09/02/P01' Revision B received by the Local Planning Authority on 2nd June 2009.

Reasons :-

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

2 & 3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 For the avoidance of doubt.

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:-
Drawing numbers- B09/02/P01 and B09/02/BL01and B09/02/E01

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