DELEGATED REPORT

Recommendation Made: 15 May 2011

Reference:- 11/00272/FUL **Parish:- Shackerstone Parish Council**

Applicant:- Mr N Wood
Keepers Cottage
Gibbet Lane
Bilstone
Nuneaton

Location:- Keepers Cottage Gibbet Lane Bilstone Nuneaton Leicestershire

Proposal:- DEMOLITION OF OUTBUILDING AND ERECTION OF GARDEN ROOM

Introduction:-

This application seeks planning permission for the erection of a garden room at Keepers Cottage, Bilstone.

The proposed garden room will serve a detached, gabled roof cottage situated at the centre of the site. The proposal involves demolishing an existing store next to the old access. The site is bounded by the highway to the west and agricultural fields to the south and east.

Planning History:

05/00356/FUL – Erection of detached garage (revised position) – Approved on 14/06/05
04/01184/FUL – Erection of detached garage – Approved on 30/11/04
03/00535/COU – Change of use of agricultural land to residential and formation of vehicular access and parking – Approved on 19/06/03

Consultations:-

Site notice displayed on 19/04/11

No consultation representations have been received

Development Plan Policies:-

Adopted Local Plan

The site lies outside a settlement boundary as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy NE5 - Development in the Countryside

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed garden room on the character and appearance of the existing dwelling and the character of the countryside.

The Principle of Development

The proposed garden room will be located outside the settlement boundary falling within countryside. Nevertheless, the development will be for a garden room sited within the residential curtilage of the dwelling house in the position of an existing outbuilding. Whilst the countryside will be protected for its own sake, development within existing residential curtilages for ancillary purposes is considered to be acceptable subject all development plan policies and other material considerations are adequately addressed.

Design and impact on existing dwelling

The proposed garden room seeks to replace an existing outbuilding of the same dimensions. Accordingly, there is no net gain in external floor space proposed. The garden room will be of the same height to ridge and have the same roof pitch as the existing outbuilding. However, the proposal has a greater height to the eaves at 1.9 metres rather than 1.6 metres on the existing outbuilding. The proposal is small in scale and respects the character of the main dwelling.

Impact on character of Countryside

The design of the garden room is simple vernacular structure and sits well within the surrounding landscape. It generally reflects the style of the existing outbuilding in the locality and its small scale is not considered to have an adverse effect on the appearance of the countryside. The proposed use of red brick, grey/blue slate and painted joinery will ensure the proposed development is in keeping with the character of the existing house and the general surroundings.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the appearance or character of the countryside. The property is an isolated dwelling in the countryside and therefore there are no arising amenity issues. The application is considered to be in accordance with Policies BE1 and NE5 of the Local Plan 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 would be in accordance with the development plan and the proposed development by virtue of the scale, mass and design of the proposed garden room would preserve the character of the countryside and existing buildings on site, and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & NE5

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 garden room 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 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 2011-253-1 Rev A - Received on 04/04/11

Reasons :-

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

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

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

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).

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