Design & Access Statement A/CLR/08

Project Description

Proposed replacement of flat roof with pitched roof & demolition of existing walls to rear of two storey, terraced cottage. .
Dwg No A/CLR/08-2 refers

Project Address

67, Church Lane,
Ratby



Description of Existing Property

The property is not listed, but falls within the conservation area of Ratby. The site lies on the south side of Church Lane, close to the junction of Berry's Lane and Chapel Lane.

The plot has an area of approximately 205sqm and contains one domestic residence in the form of a two storey terraced cottage with a small front garden and a larger rear garden with a vehicle standing area. The plot is slightly raised from the road, but is generally flat.
The cottage is brick built, rendered and painted cream. To the rear, the property has been previously extended and had existing outbuildings incorporated into the living accommodation at ground floor level. The existing rear extension has a flat roof .

Context & Spatial Relationship with Neighbouring Properties

The cottage is mid terrace. The property is set back approx 2m from the public road and there is no footpath at this point. The cottages either side share a consistent building line, but vary in size and layout.

Description of the Proposal

- All proposed work is associated with the single storey area to the rear of the property.
- Reduce footprint to create a sheltered external sitting area.
- Removal of an internal dividing wall.
- Replace existing flat roof covering

Consultation

None.

Relevant Policies Identified

The Leicestershire, Leicester & Rutland Structure Plan
Environment Policy 1 - states that it is the intention to ensure that development within conservation areas will be required to preserve or enhance the character and/or the appearance of the area.

PPG 15- states that planning authorities shall pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

Hinckley & Bosworth Local Plan
Policy BE7
In conservation areas, the primary planning policy will be the preservation or enhancement of their special character (including buildings, related spaces, views in and out of the area, topography and vegetation) or appearance. Planning permission and conservation area consent for proposals which would harm that special character or appearance will not be granted. In and adjoining conservation areas, the local planning authority will require the siting and design of new development, including alterations and extensions, t preserve or enhance their character or appearance and to be in sympathy with the merits of neighbouring development. The following considerations will be taken into account when determining applications for development:

A the siting of proposals in relation to existing urban spaces and existing building lines;

B their overall scale, design and proportions which should be sympathetic to the characteristic form in the area and compatible with adjacent buildings and spaces;

C the desirability of retaining features of historic or characteristic value including street pattern, boundary walls and street furniture; and

D the use and application of building materials and finishes which should respect the local traditional materials and techniques.

Policy BE8- Demolition in Conservation Areas

Applications for the demolition of buildings in conservation areas will be refused except where it can be demonstrated:

A that the loss of the building will not be detrimental to the character or appearance of the conservation area,

B that there are proposals for its replacement which would preserve or enhance the character or appearance of the conservation area.

Conditions will be imposed to ensure that demolition does not take place until immediately prior to redevelopment.

Response to Planning Policies

The proposal is for the replacement of the existing flat roof covering for maintenance purposes. At the same time it is proposed to alter the footprint slightly by demolishing a small area of the existing, rear single storey extension to enable the provision of a small private patio area. The demolition work is considered to be very minor and does not affect the street scene or any of the original parts of the cottage and therefore does not affect the character of the conservation area.