DELEGATED REPORT

Recommendation Made: 1 August 2011

Reference:- 11/00482/FUL **Parish:- Shackerstone Parish Council**

Applicant:- Mr & Mrs P Leeson
The Malt House
Main Street
Congerstone
Nuneaton

Location:- The Malt House Main Street Congerstone Nuneaton Leicestershire

Proposal:- DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF REPLACEMENT GARDEN ROOM

Introduction:-

This application seeks full planning permission for the erection of a garden room on this semi-detached cottage.

The cottage is constructed from rendered walls in the colour cream with a textured finish and plain grey tiles.

The site falls within the Congerstone Conservation Area.

Planning History:-

02/00099/COU – Change of use of agricultural land to garden – Approved on 28/02/2002
06/01396/FUL – Erection of replacement detached double garage, workshop and oil tank cover – Approved on 07/02/2007
89/00566/4 – Proposed two storey domestic extension together with conservatory – Approved on 14/06/1989

Consultations:-

Neighbours notified and site notice displayed on 05/07/2011

No objections have been received from:-

Shackerstone Parish Council
Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The proposed garden room will be sited outside the settlement boundary of Congerstone as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy BE7 - Development in Conservation Areas
Policy NE5 - Development in the Countryside

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Congerstone Conservation Area Appraisal

Appraisal:-

The main considerations in respect of this application are the principle of development, impact of the proposed

extension on the appearance of the existing dwelling, the character of the countryside, the setting of the Conservation Area and on the amenities of the occupiers of neighbouring properties.

Principle of Development

The proposed garden room will be located outside the settlement boundary falling within countryside. The settlement boundary runs along the rear elevation wall of the original cottage. The existing two storey extension and former conservatory which received planning permission under reference 89/00566/4 falls outside the settlement boundary within the curtilage of the site. The curtilage of the site is shown to cover a large area and whilst the same area was shown under the previous application 89/00566/4 it is unclear whether this area is curtilage or just under ownership. However, it is noted the southeast section of the area indicated on the location plan, received planning permission for change of use from agriculture to garden area under 02/00099/FUL. The proposed garden room will be sited to the south of the dwelling house in the position of the now demolished conservatory where the foundations still remain.

The formal garden area is considred to fall within the Conservation Area boundary which extends from the driveway to the row of fruit trees to the east enclosing the grassed garden area extending from the patio area to the west. As the proposal falls within the formal garden area it is considered to fall within the dwellings curtilage.

Impact on Existing Dwelling

The proposed orangery with a hipped sky roof light abuts the rear elevation of the existing two storey projecting gable. The proposed extension is simplistic in form which is considered to respect the character of the main house. Given its position at the rear of the property screened by surrounding trees around the boundary of the site and a mature hedgerow along Main Street, the proposed extension by virtue of it subservient scale will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Impact on Countryside

The proposal extends the existing dwelling within the residential curtilage within the formal garden area of the site. Mature trees soften the edges between the formal garden area and the rest of the garden area within this section of the countryside. Since the design of the garden room sits well within the surrounding landscape it will not have an adverse effect on the appearance of the countryside. The proposed materials of painted rendered walls and painted timber doors will ensure the proposed development is in keeping with the character of the existing dwelling and the general surroundings.

Impact on Conservation Area

The cottage is identified as an important local building in the Congerstone Conservation Area Appraisal. The sympathetic design and its scale is considered respect the scale and character of the main house. It is therefore considered the proposed development will preserve the character of this important local building within the Congerstone Conservation Area.

The site is well screened with large conifers along the rear boundary and mature hedgerow along Main Road. The Conservation Officer raises no objections and reports no comments to the proposal. It is noted the dwelling house is set back from the main street section behind the Maltings and is tucked away at the rear of the site.

On this basis, it is considered the proposed rear extension preserves the character of the Congerstone Conservation Area.

Neighbours Amenities

The Maltings, Main Street is located to the west of the site and is a two storey semi-detached cottage adjoining the applicants dwelling. Given the height of the extension and its inset distance from the common boundary of 13 metres to The Maltings, no material impact on residential amenities will arise.

Conclusion

In summary the proposal would respect the scale and character of the existing dwelling, street scene, Congerstone Conservation Area and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 & BE7 of the Local Plan and the Council SPG on House Extensions and is therefore recommended for approval subject to conditions. The development preserves the character of the Congerstone Conservation Area.

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 by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the character of the existing dwelling or street scene and the appearance of the countryside. It would also preserve the character of the Congerstone Conservation Area and would not harm neighbours amenities and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7 and NE5

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

2 The materials to be used in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

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

Drawing - 09.2452.01 - Received on 24/06/2011
Drawing - 09.2452.05 - Received on 24/06/2011
Site location plan - Received on 24/06/2011

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).

Contact Officer:- **Kevin Roeton Ext 5919**