

HERITAGE, DESIGN & ACCESS AND PLANNING STATEMENT

CARPORT WITH STORAGE AND ERECTION OF TIMBER FENCE

AT

EYEBROW COTTAGE, RECTORY LANE,
CADEBY CV13 0RB

REF. 756-CLC-PS (-)



Architectural Vistadesigns Ltd

118 Paddock Way Hinckley, Leicestershire LE10 0BZ
www.architecturalvistadesigns.co.uk

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1.0 INTRODUCTION & PURPOSE

- 1.1 The Planning Statement is to support the submission for a Domestic householder application within a Conservation area for the erection of an Oak framed Carport with Storage and a Timber fence along the Western boundary at Eyebrow Cottage, Rectory Lane, Cadeby CV13 0RB.
- 1.2 This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.

2.0 SITE ASSESSMENT

- 2.1 The site sits within an existing residential area of Cadeby on Rectory Lane close to Cadeby All Saints Church on Church Lane.

Cadeby is a small former agricultural settlement located about 2 miles south of Market Bosworth adjacent to the A447 road.

The application site falls within the Cadeby Conservation Area which was designated by the council in February 1989.

Planning Permission for 2 dwellings were granted approval via appeal dated 2nd June 2020 as per Appeal Ref: APP/K2420/W/20/3246434 for original application address at Forge Bungalow, Main Street, Cadeby, Nuneaton CV13 0AX.

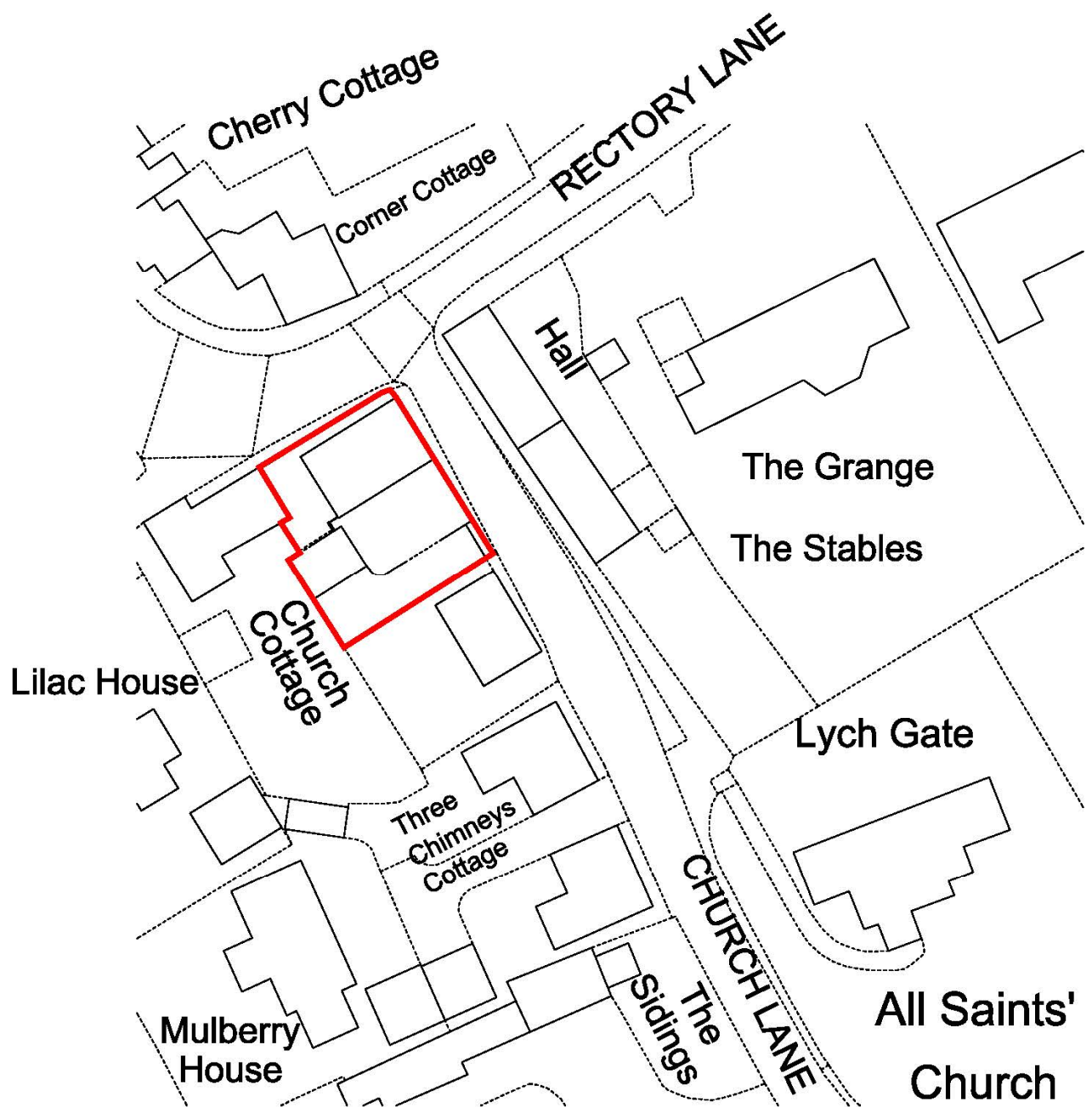
The development proposed was for the demolition of the existing bungalow and the erection of 2 no. dwellings.

Both dwellings are now near final completion.



Fig 1. Plot near completion on Rectory Lane

3.0 SITE LOCATION PLAN



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Fig 2. Location Plan

4.0 LOCAL PLAN 2006 – 2026 (POLICIES)

4.1 Policy 13: Rural Hamlets

DM 1 Presumption in Favour of Sustainable Development
DM 10 Development and Design
DM11: Protecting and Enhancing the Historic Environment
DM12: Heritage Assets
DM13: Preserving the Borough's Archaeology
DM 17 Highways and Transportation
Cadeby Conservation Area Appraisal (July 2007).

5.0 HERITAGE & CONSERVATION

- 5.1 The site falls within the Conservation Area of Cadeby and there are 5 key Listed Buildings of Architectural importance in the area with Church Cottage adjacent to the site being Grade II, which was listed on 7th November 1966 (Ref C) and please refer to the Conservation Area Map as per Fig. 2

Key Listed Buildings in Cadeby:

- A - Manor Farm
- B - Old House Farm
- C - Church Cottage
- D - All Saints Church
- E - Church House Farm

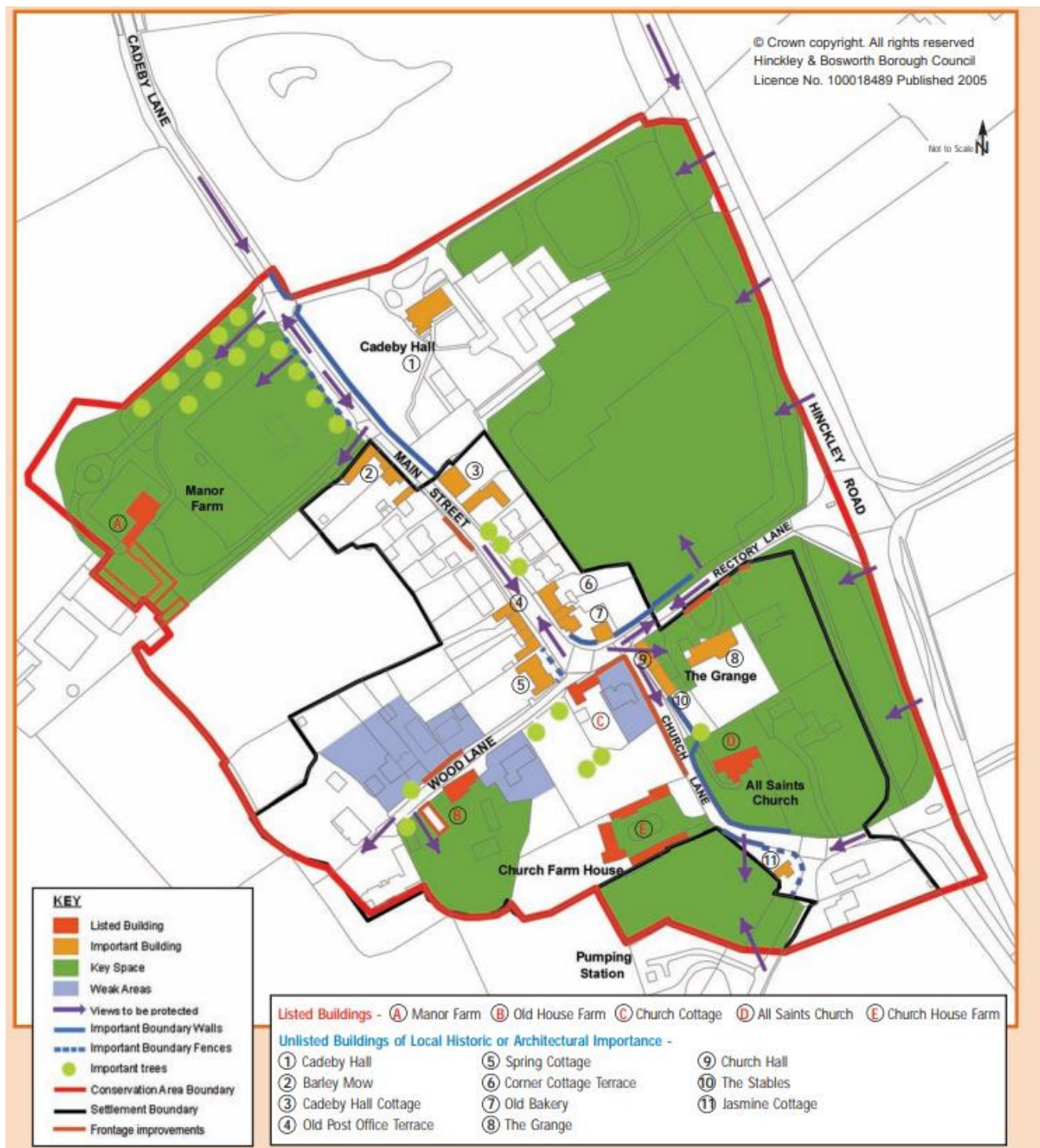


Fig 3. Cadeby Conservation Area



Fig 4. Church Cottage

6.0 DESIGN AND JUSTIFICATION

- 6.1 The Proposal is for the erection of a Timber Oak Carport with Storage and a Timber fence along the Western boundary. Please see example below in Fig. 5 and also refer to drawing Ref. AVD-756-CLC-PL01 submitted with the application.
- 6.2 The reason for the Carport with Storage is naturally to provide some form of cover for one of the cars with the parking originally designed in the rear garden of Plot 1. Equally as important there is no allowance of storage designed within the Host dwelling and allowance for any form of storage externally, and the proposal would support the function of providing suitable space for equipment such as a lawn mower, tools, bicycles and general storage, that had not been considered as part of the previous Planning application.
- 6.3 The Oak Framed Carport with storage would be built from natural Oak to be in keeping with the local vernacular and to compliment the front porch canopy that was designed and built in Oak, which will directly match the appearance of the house. The tiled roof finish would be in keeping with the host dwelling.
- 6.4 The reason for the timber paneling to the Western boundary is to provide A better finish rather than what is currently retained along the original Boundary, which comprises of timber and a brick plinth which is not in great Condition. The proposed timber fence in terms of appearance and finish will blend in with the proposed carport and match the newly erected fences.

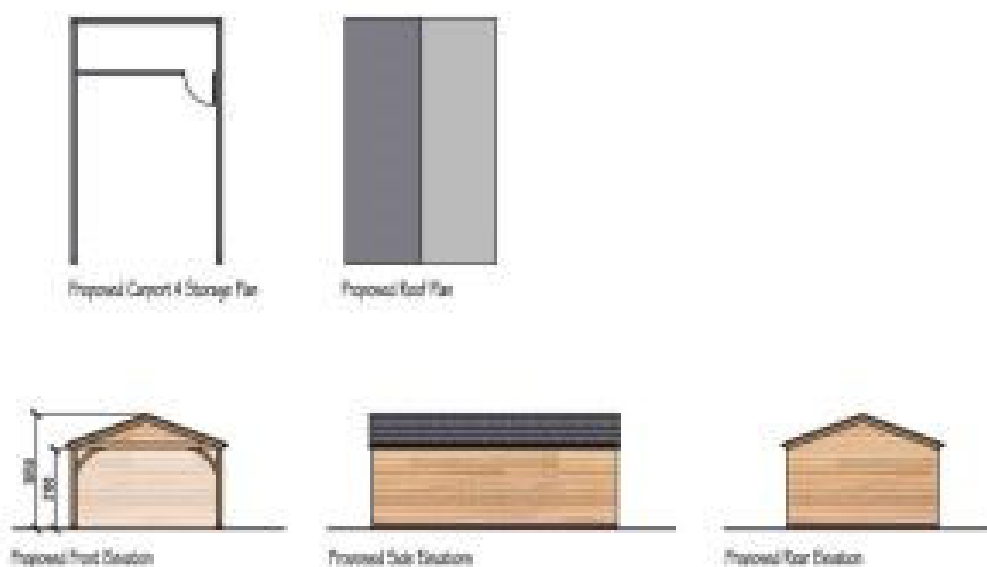


Fig 5. Carport with Storage Plans

7.0 PRE-PLANNING INVOLVEMENT

- 7.1 The applicant was in contact with Paul Grundy, HBBC's Conservation Officer and they had extended chats between 6th and 9th of February 2023. The applicant explained the plans and clarified this was of a timber construction, Paul said he knew the property and committed to a site visit and following this to consult with his Planning Department colleagues on their thoughts before making contact back with the applicant.

Paul Grundy contacted the applicant on the 9th of February and confirmed that he had visited site and thought that the oak framed building described would fit well within the general feel and intentions for the village. Paul was very complimentary regarding how this was a small and modest proposal should be perfectly acceptable to fit within the guidelines.

Paul's only suggestion was to avoid too large a construction and to leave one uncovered parking space and added that his Planning colleagues also saw no particular issues. Naturally Paul added this shouldn't be regarded as an official approval but he was confident all should be OK.

8.0 HERITAGE STATEMENT

- 8.1 The site as described falls within the Conservation Area of Cadeby.
- 8.2 The location of the Carport with storage would be located partly to the rear boundary of Church Cottage which has been considered as part of the proposals with allowing for a low pitched roof in the design to minimise any impact on the existing Cottage.
- 8.3 It is felt that the design of the Oak framed Carport with storage would have minimal to no impact on the Conservation area and Heritage buildings of importance, and the choice of materials has been carefully selected.
- 8.4 As you will see below in Fig's. 6, 7 & 8 of the existing bungalow before it was Demolished, the position, height of the front facing gable end and its' proximity to Church Cottage next door in comparison to the height and massing of the Oak Carport is far less obstructive and invasive to Church Cottage.
- 8.5 The erection of timber paneling to the western boundary would not be out of character as other timber fences have been erected for the development.

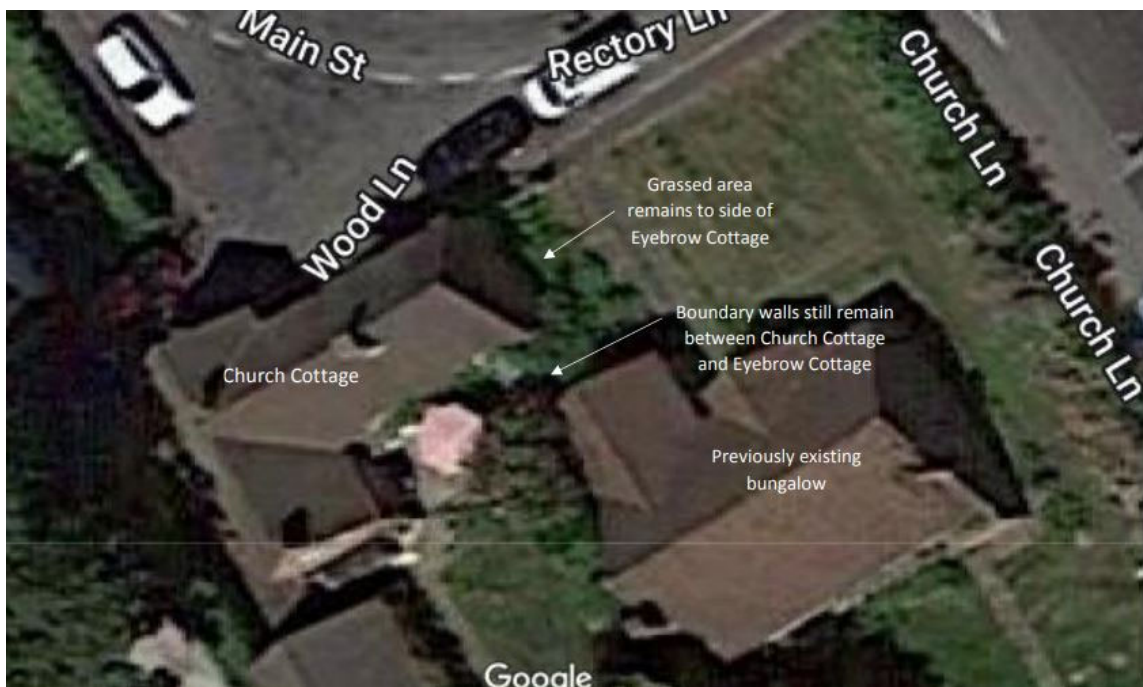


Fig 6. Existing Bungalow before demolition



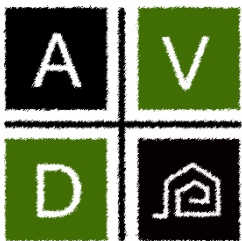
Fig 7. Existing Bungalow before demolition



Fig 8. Existing Bungalow before demolition

9.0 CONCLUSION

- 9.1 Due to the nature of the proposal within the Conservation area it is considered to have minimal to no impact and should be seen as a positive contribution and we therefore request that planning permission should be formally granted.



Architectural Vistadesigns Ltd

118 Paddock Way
Hinckley, Leicestershire LE10 0BZ
www.architecturalvistadesigns.co.uk | M 085 458 2584 | T 01455 698 839