

Conversion and extension of joiner's workshop to form one residential dwelling

Report Item No  
A9

Wayside Cottage Loughborough Road Coleorton Coalville  
Leicestershire LE67 8HH

Application Reference  
17/01469/FUL

Applicant:  
Mr Stuart Potter

Date Registered:  
13 October 2017

Case Officer:  
Anna Edwards

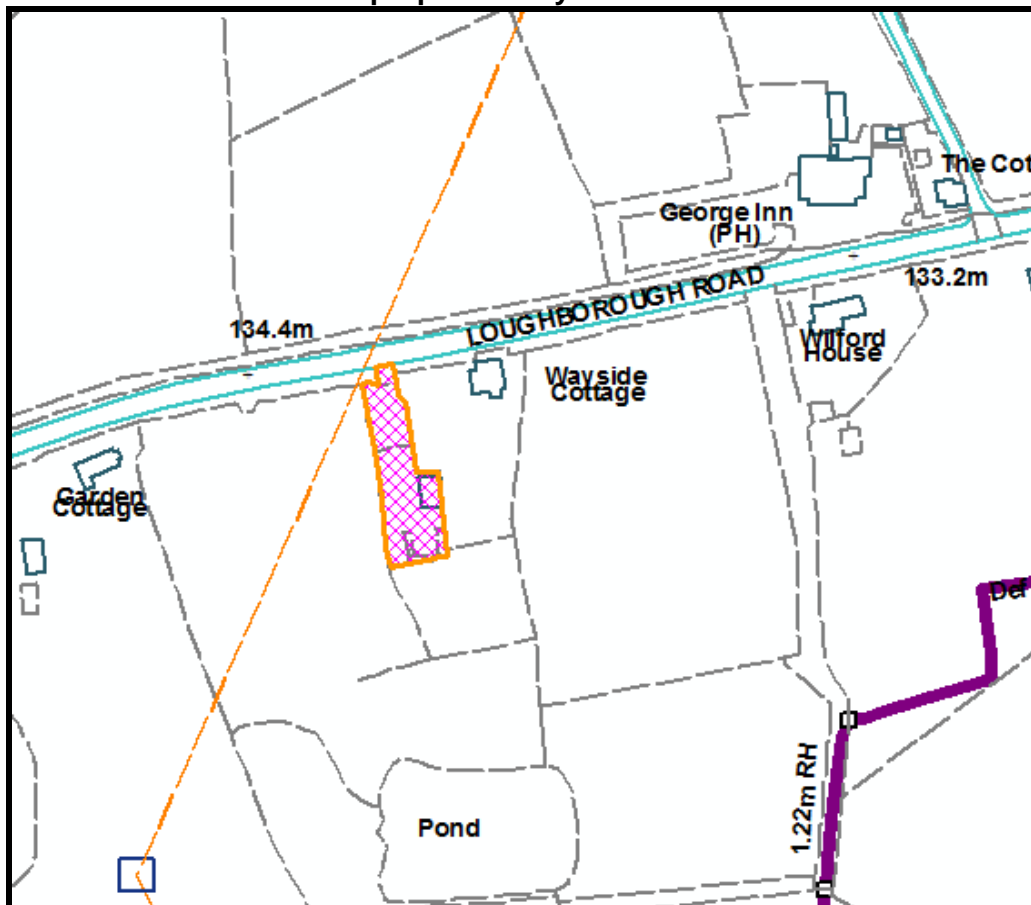
Consultation Expiry:  
17 November 2017

Recommendation:  
PERMIT

8 Week Date:  
8 December 2017

Extension of Time:  
None Agreed

Site Location - Plan for indicative purposes only



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## EXECUTIVE SUMMARY OF PROPOSALS

### Call In

The application is brought to the Planning Committee as the planning agent is related to a former councillor who has served within the last five years.

### Proposal

The subject building is a single storey building which benefits from an existing access off Loughborough Road and has been used as a 'joiners workshop'. The building is situated to the southern side of Loughborough Road some 34.0 metres into the site, to the west of 'Wayside Cottage' a two storey detached dwellinghouse. The site is located outside the Limits to Development as identified in the adopted Local Plan, in an area classified as countryside under Policy S3. Planning permission is sought to convert and extend the joiners workshop to form a one bedroomed residential dwellinghouse. Provision has been made for two off street car parking spaces at the site.

Recent relevant planning history at the site:

17/00128/OUT - Erection of one dwelling (outline - all matters reserved). Refused

### Consultations

2 No. letters of support have been received from members of the public.

**Coleorton Parish Council** - Objection: Outside the Limits to Development.

**LCC Ecology** - No objection.

**NWLDC Environmental Protection** - No objections subject to conditions.

**Severn Trent Water** - No response received during the course of the application.

### Planning Policy

The site lies outside the Limits to Development as identified in the adopted North West Leicestershire Local Plan. The application has been assessed against the relevant policies in the NPPF and the adopted Local Plan and other relevant guidance.

### Conclusion

The principal of the development is deemed to be acceptable given that the redevelopment of a building for use as a dwellinghouse is considered to be an acceptable use within the countryside and that there will be no harm to the rural environment. The proposal is not considered to significantly affect residential amenity in the area, have any significant detrimental design impacts, conflict with highway safety or cause harm to protected species. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the adopted Local Plan, in this case S2, S3, D1, D2, IF4 and IF7 and the NPPF.

It is therefore recommended that the application be permitted.

**RECOMMENDATION - PERMIT, subject to conditions;**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## MAIN REPORT

### 1. Proposals and Background

Planning permission is sought for conversion and extension of joiner's workshop to form one residential dwelling at Wayside Cottage, Loughborough Road, Coleorton. The application site is located to the southern side of Loughborough Road and is outside Limits to Development, as defined by the adopted Local Plan. The surrounding area is predominately open countryside with a sporadic scattering of residential properties being located in close proximity to Loughborough Road.

It is proposed to extend and convert the existing joiners workshop to form a one bedroomed dwellinghouse. Details of the proposal are available to view on the submitted plans. An Ecology Report was submitted with the application.

Relevant recent planning history;

17/00128/OUT: Erection of one dwelling (outline - all matters reserved) Refused.

### 2. Publicity

2 neighbours have been notified.

Site Notice displayed 27 October 2017.

### 3. Summary of Consultations and Representations Received

2 No. letters of support have been received from members of the public.

**Coleorton Parish Council** - Objection: Outside the Limits to Development.

**LCC Ecology** - No objection.

**NWLDC Environmental Protection** - No objections subject to conditions.

**Severn Trent Water** - No response received during the course of the application.

### 4. Relevant Planning Policy

#### National Planning Policy Framework

The following sections of the NPPF are considered relevant to the determination of this application:

Paragraph 7, 17 (Achieving sustainable development)

Paragraph 28 (Supporting a prosperous rural economy);

Paragraph 32 and 39 (Promoting sustainable transport);

Paragraph 49, 53 and 55 (Delivering a wide choice of high quality homes);

Paragraph 57, 60 and 61 (Requiring good design);

Paragraph 118, 120 and 121 (Conserving and enhancing the natural environment);

Paragraph 203 and 206 (Planning conditions and obligations);

### **Adopted North West Leicestershire Local Plan (2017)**

The following policies of the adopted local plan are consistent with the policies of the NPPF and should be afforded full weight in the determination of this application:

Policy S2 - Settlement Hierarchy  
Policy S3 - Countryside  
Policy D1 - Design of New Development  
Policy D2 - Amenity  
Policy H6 - House Types and Mix  
Policy IF4 - Transport Infrastructure and New Development  
Policy IF7 - Parking Provision and New Development  
Policy En1 - Nature Conservation  
Policy En3 - National Forest  
Policy En6 - Land and Air Quality

### **Other Guidance**

Good Design for North West Leicestershire SPD - April 2017  
6Cs Design Guide (Leicestershire County Council)  
Circular 06/05 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System)  
National Planning Practice Guidance

## **5. Assessment**

The main issues for consideration in the determination of this application relate to the principle and sustainability of the development, its impact on the character and visual amenities of the area, residential amenities, highway safety and protected species.

### **Principle**

The application site is located outside the Limits to Development as defined in the adopted North West Leicestershire Local Plan. The application site is therefore within the countryside. The Parish council has objected to the application because it is located outside the Limits to Development. Policy S3 stipulates that only certain types of development are permitted within the countryside. The proposal is deemed to comply with criteria (e) of Policy S3 falling under 'The redevelopment and adaptation of buildings for appropriate purposes including housing in accordance with the settlement hierarchy (Policy S2)' category. Development supported by those criteria deemed acceptable under Policy S3 are only supported where specific safeguarding criteria are also met under points i to vi, which are considered below in the 'Design and impact upon the countryside; section. Paragraph 17 of the NPPF highlights the need to recognise the intrinsic character and beauty of the countryside and does not specifically preclude development within the countryside.

The NPPF requires that the Council should be able to identify a five year supply of housing land with an additional buffer of 5% or 20% depending on its previous record of housing delivery. The Council is able to demonstrate a five year supply of housing (with 20% buffer) against the housing requirement contained in the submitted Local Plan.

Policy S2 of the Local Plan identifies Coleorton in two parts - one in the Lower Moor Road Area, of which the site is close to the edge; and the other areas. The Policy states that the Lower Moor Road part of Coleorton is classified as a 'sustainable villages' and will be restricted to development within the defined Limits to Development. All other areas of Coleorton, including

the application site, are classified as a 'small village' where development will be limited to conversions of existing buildings and the redevelopment of previously developed land. The proposal to convert and extend the existing joiners workshop building to form one residential dwelling is considered to meet the criteria of Policy S2.

The proposal is deemed to be acceptable in principal, meeting criteria in terms of land use and sustainability set out in Policies S3 and S2 of the adopted Local Plan and the relevant paragraphs of the NPPF. It is now necessary to assess the proposal against the remaining planning considerations.

### **Design, Impact on the Countryside**

Consideration has been given to the design of the proposed dwellinghouse and whether it will have an acceptable impact upon the character and appearance of the surrounding area and countryside. The proposed dwelling will be located to the southern side of Loughborough Road, to the west of the closest neighbouring property 'Wayside Cottage'. It is considered that the proposal would comply with five of the six criterion set out under the second part of submitted Policy S3, as it would not be significantly harmful to the appearance and character of the landscape as the existing building will be converted and a modest extension will be added. The proposal would also not undermine separation between settlements, would not create ribbon development and would be well integrated with existing development and buildings. The existing joiners workshop building will be extended to the southern elevation and would be of appropriate and acceptable dimensions for use as a one bedroomed dwellinghouse. The overall height of the existing building will be retained. The proposal would not be prominent in the street scene given that it would be set back some distance into the site and that there is an existing high mature hedgerow directly adjacent to the building to the northern boundary. Some views would be taken from the north-west, however given the limited alteration to the building, any impact this would have on the visual amenity of the area would not be deemed significant. The extension to the existing building will be subservient in scale and will be finished in concrete block and timber cladding, matching pan tiles, timber casement windows and timber door. These materials would allow the development to be assimilated into the rural environment and reducing its overall visual implications.

Overall, the design, appearance and scale of this proposal is considered to be acceptable and would not look out of keeping with the character and appearance of the surrounding area or countryside and is considered to be compliant with Policy S3 and D1 of the adopted Local Plan and the Good Design for North West Leicestershire SPD.

### **Residential Amenities**

Consideration has been given to the impact of the development on surrounding residential properties despite not receiving any objections during the course of the application. Two letters of support for the application have been received from members of the public. The proposed dwelling would be of a single storey and would be located some 30.0 metres from the nearest adjacent dwelling 'Wayside Cottage' to the north east. On this basis it is considered that the proposal would not cause any significant overlooking, overbearing or overshadowing issues.

It is, therefore, deemed that the development would not have any significant detrimental impact upon neighbouring residential amenities and is considered to be acceptable in relation to Policy D2 of the adopted Local Plan.

### **Highway Safety**

The proposed dwelling will be accessed via the existing access which is secured by the existing gate. The proposed one bed roomed dwelling is not considered to give rise to a significant

number of additional trips on the highway and two off street car parking spaces have been provided for. It has been demonstrated that a visibility splay of 2.4 x 97.9 metres can be achieved to the west and a 2.4 x 101 metre splay can be achieved to the east. Loughborough Road is a Classified A road with a 50 mph speed limit and although the site cannot provide the 2.4 x 160 metre visibility splays as set out in the Highways Standing Advice document 2017, the site already benefits from the existing access and an existing use at the site. It is considered that the use of the property for residential use would pose no additional harm in terms of highway safety matters. A gravel turning facility has been provided at the site in order for vehicles to exit the site in a forward gear. Given that the access is as existing and an appropriate amount of off street car parking and turning has been provided for at the site it is considered that the proposal would not conflict with highway safety policies IF4 and IF7 of the adopted Local Plan or the advice contained in the County Council's 6Cs document.

### **Protected Species**

An ecological appraisal (including Protected Species Survey) was submitted in support of the application. The County Ecologist considers that the proposal would not have any potential impacts on the ecology of the area and has no objections. On this basis it is considered that protected species would not be adversely affected by the proposal and the proposal complies with the Habitats Regulations 2010 and Policy EN1 of the adopted Local Plan.

### **Other Matters**

The site is located upon a 'development high risk area'. Environmental Protection have stipulated that a risk based assessment be conditioned as part of any approval in order to ensure that the land is fit for use as the development proposed in order to ensure compliance with paragraph 120 of the NPPF and Policy En6 of the adopted Local Plan.

### **Conclusion**

The principal of the development is deemed to be acceptable given that the redevelopment of a building for use as a dwellinghouse it is considered to be an acceptable use within the countryside and that there will be no harm to the rural environment. The proposal is not considered to significantly affect residential amenity in the area, have any significant detrimental design impacts, conflict with highway safety or cause harm to protected species. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the adopted Local Plan, in this case Policies S2, S3, D1, D2, IF4 and IF7 and the NPPF. It is therefore recommended that the application be permitted.

### **RECOMMENDATION- PERMIT, subject to the following condition(s):**

1. Timescale
2. Approved Plans
3. Materials
4. Restrict curtilage
5. Land contamination
6. Visibility splays
7. Surfacing of access
8. Car parking and turning