

Single storey rear extension to dwelling and garage along with the erection of a single storey detached studio

Report Item No
A10

5 Main Street Ravenstone Coalville Leicestershire

Application Reference
14/00619/FUL

Applicant:
Mr Nigel Smith

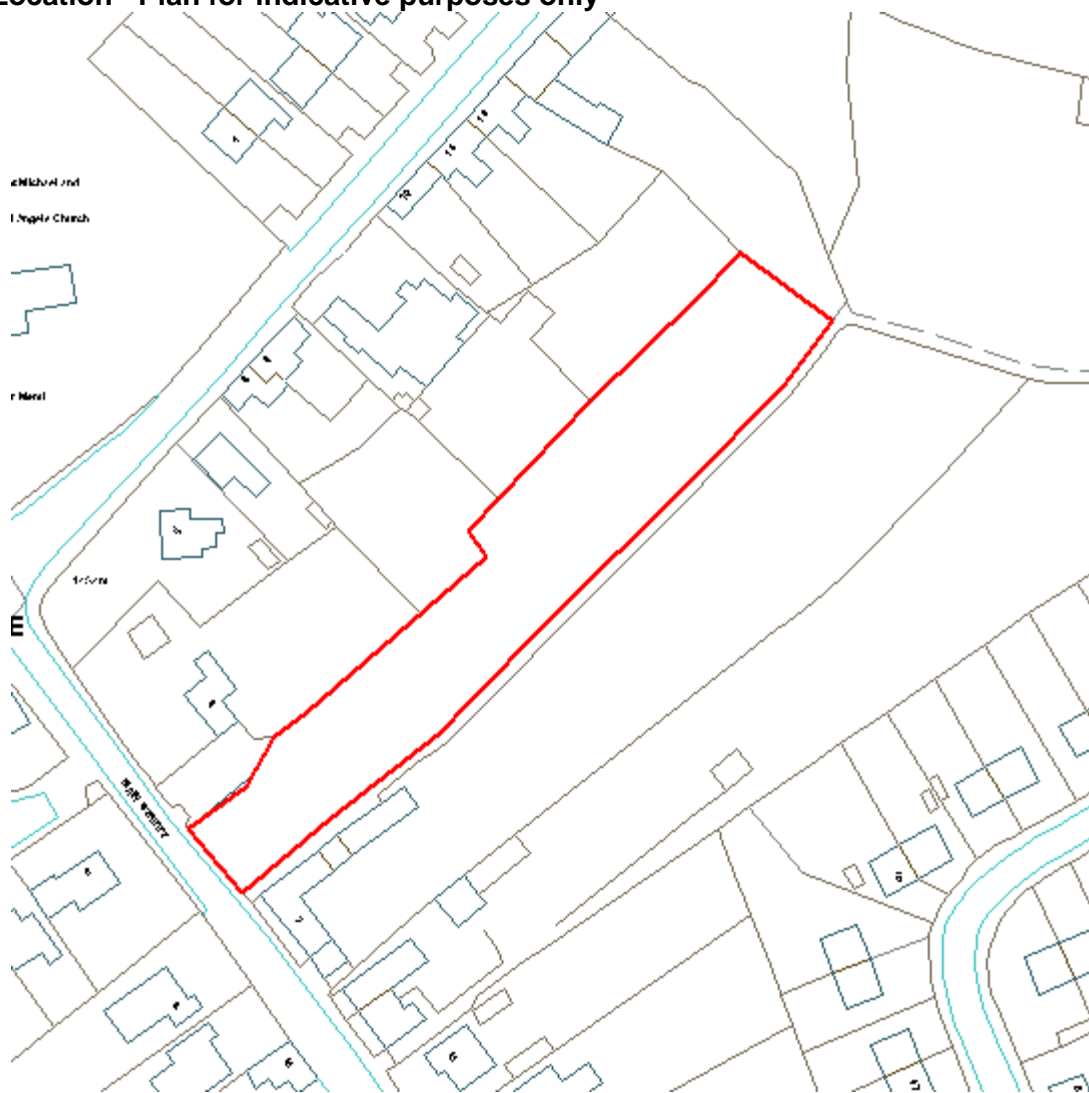
Date Registered
26 June 2014

Case Officer:
James Mattley

Target Decision Date
21 August 2014

Recommendation:
PERMIT

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS AND REASONS FOR APPROVAL

Call In

The application falls to be determined by the Planning Committee as Councillor Smith is the applicant.

Proposal

Planning permission is sought for the erection of a single storey rear extension to dwelling and garage along with the erection of a single storey detached studio at 5 Main Street, Ravenstone, Coalville. The application site is located within the Ravenstone Conservation Area.

Consultations

Members will see from the report below that no letters of objection have been received from statutory consultees or surrounding neighbours.

Planning Policy

The development is considered to comply with the relevant policies of the North West Leicestershire Local Plan as well as guidance contained within the National Planning Policy Framework.

Conclusion

The proposal is not considered to affect residential amenity in the area, have any significant detrimental design impacts or result in harm to surrounding heritage assets. 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 Local Plan, in this case S2, E3 and E4 and the advice in the NPPF. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to the 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 recommended conditions, 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 the erection of a single storey rear extension to dwelling and garage along with the erection of a single storey detached studio at 5 Main Street, Ravenstone, Coalville. The subject property is a detached two storey dwelling, situated to the east of Main Street. The site is located in a predominantly residential area with dwellings surrounding the site. The subject property is located within Limits to Development and is situated within the Ravenstone Conservation Area.

The following works are proposed:

_ A single storey rear extension to the main dwellinghouse to provide an extension to the garden room. This would measure 5.5 metres in length, 5.9 metres in width and would have a pitched roof measuring 2.9 metres in height to the eaves and 5.3 metres in height to the ridge.

_ A single storey rear extension to the existing detached garage. This would measure 5.5 metres in length, 3.3 metres in width and would have a hipped roof measuring 2.0 metres in height to the eaves and 3.7 metres in height to the ridge.

_ A single storey detached outbuilding at the bottom of the garden to be used as a studio. This would measure 7.7 metres in length, 5.35 metres in width and would have a hipped roof measuring 2.8 metres in height to the eaves and 5.0 metres in height to the ridge.

Pre-application discussions have taken place prior to the formal submission of this application.

Relevant Planning History:

Planning history:

01/01143/FUL- Extensions and alterations to dwelling and new railings and gate to existing front wall (approved)

00/0179- Erection of single storey rear extension (approved)

98/0835- Erection of garage and store (approved)

90/0566- Felling of a Yew Tree (refused and TPO served)

90/0221- Conservation Area Consent for demolition of garage (consent granted)

89/1556- Single storey rear extension (approved)

2. Publicity

2 no. Neighbours have been notified (Date of last notification 30 June 2014)

Site Notice displayed 3 July 2014

Press Notice published 9 July 2014

3. Consultations

Ravenstone With Snibston Parish Council consulted 30 June 2014

County Highway Authority consulted 30 June 2014

NWLDC Conservation Officer consulted 30 June 2014

LCC/Footpaths consulted 30 June 2014

NWLDC Footpaths Officer consulted

4. Summary of Representations Received

No representations have been received from members of the public.

County Footpath Officer has no objection to the proposed development.

County Highway Authority raises no objection under the standing advice procedure subject to the inclusion of a planning condition.

5. Relevant Planning Policy

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development. It states that local planning authorities should:

- o approve development proposals that accord with statutory plans without delay; and
- o grant permission where the plan is absent, silent or where relevant policies are out of date unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given. The following paragraphs are considered most relevant to the determination of this application:

" 133 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

the nature of the heritage asset prevents all reasonable uses of the site; and
no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
the harm or loss is outweighed by the benefit of bringing the site back into use."

" 134 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

The policies of the North West Leicestershire Local Plan as set out in more detail in the relevant section below are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application. In March 2014 the Government published National Planning Practice Guidance (NPPG) to supplement the NPPF. The NPPG does not change National Policy but provides practical guidance as to how such policies should be applied.

North West Leicestershire Local Plan

The North West Leicestershire Local Plan forms the development plan and the following policies of the Local Plan are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application:

Policy S2 sets out that development will be permitted on allocated sites and other land within the Limits to Development, where it complies with the policies of this Local Plan.

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings.

Policy E4 seeks to achieve good design in new development.

Submission Core Strategy (April 2012)

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw the Submission Core Strategy.

6. Assessment

Principle

The site is located within the Limits to Development as set out on the Proposals Map to the Local Plan where the principle of extensions to existing dwellings and outbuildings are considered acceptable subject to impacts upon design, amenity, highway safety and any other material considerations.

Residential Amenity

Consideration has been given to the impact of the development on surrounding residential properties despite not receiving any letters of representation during the course of the application.

All of the proposed developments would be single storey in height and the existing boundary treatments would help to screen the developments from the surrounding area. Having regard to these issues it is not considered that the application would result in any significant overlooking, overbearing or overshadowing issues to surrounding occupiers.

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 E3 of the Local Plan.

Design

Consideration has also been given to the design of the extensions and whether they have an acceptable impact upon the character and appearance of the dwelling itself, the street scene and the surrounding Conservation Area.

The site is within the Ravenstone Conservation Area and no.5 Main Street is identified as an important unlisted building, as is no.3 Main Street whilst no.7 is a listed building. The proposed extension to the dwelling would continue the form of the rear projection and the scale of the addition would be less than the existing thereby maintaining the diminishing scale of the building from the façade. Although it would be set adjacent to the listed building, it would be separated by an existing public footpath and mature landscaping, and this part of the existing dwelling is

characterised by enclosure and the setting would not be affected unduly.

The extension to the garage would have a limited impact on the Conservation Area being to the rear of the existing and of relatively modest proportions. It would also be away from the listed building and would not affect its setting. The proposed studio would introduce a new outbuilding toward the rear of the site. This would have an impact on the heritage assets forming part of the side boundary of the plot and adjacent to the listed building. However, the impact would not be unduly significant.

The proposed developments would be constructed using block and render, slate roofing tiles and timber windows and doors. These materials would match those used on the existing dwelling and ensure that the extension appears well related to the main dwellinghouse and the surrounding Conservation Area.

The proposed development is not considered to harm the surrounding heritage assets given the location proposed and single storey nature of the development. In coming to this conclusion it is noted that the Council's Conservation Officer raises no objection to the proposed scheme. Overall, the design, appearance and scale of this proposal is acceptable and would not look out of keeping with the character and appearance of the surrounding Conservation Area or the existing dwelling and is considered to be compliant with Policy E4 of the Local Plan and the advice in the NPPF.

Other

The County Footpath officer confirms that proposal would not impact upon the adjacent public right of way but does offer some notes to applicant regarding protecting the footpath during any construction works.

The County Highway Authority raises no objections subject to a condition that the studio remains ancillary to the main dwellinghouse. A suitable planning condition is recommended.

Conclusion

There have been no objections to the proposed development. The proposal is not considered to affect residential amenity in the area, have any significant detrimental design impacts or result in harm to surrounding heritage assets. 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 Local Plan, in this case S2, E3 and E4 and the advice in the NPPF. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to the following conditions;

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

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The proposed development shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission:

Site location plan deposited with the Local Planning Authority on 26 June 2014;
Drawing No. Sheet 1 deposited with the Local Planning Authority on 26 June 2014;
Drawing No. Sheet 2 deposited with the Local Planning Authority on 26 June 2014;
Drawing No. Sheet 3 deposited with the Local Planning Authority on 26 June 2014;
Drawing No. Sheet 4 deposited with the Local Planning Authority on 26 June 2014;
Drawing No. Sheet 5 deposited with the Local Planning Authority on 26 June 2014;
Drawing No. Site Plan deposited with the Local Planning Authority on 26 June 2014;
Drawing No. 01/1456 03 A deposited with the Local Planning Authority on 26 June 2014;

Reason - To determine the scope of this permission.

- 3 Notwithstanding the submitted plans, nor Condition 2 above, no development shall commence on site until details/samples (as appropriate) of the:-
- i. sample panel of the bricks, brick bond, and mortar
 - ii. roofing materials
 - iii. rain water goods
 - iv. windows and doors (including heads and cills)
 - v. chimneys
 - vi. eaves and verges

have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the works shall be executed in accordance with that agreement.

Reason - To ensure that the works are executed in an appropriate manner and to ensure a satisfactory standard of design.

- 4 The use of the studio and garage extension shall permanently remain ancillary to the main dwellinghouse and shall not be sold, leased, nor otherwise disposed of separately from the main dwellinghouse.

Reason - To determine the scope of the permission and in the interests of highway safety.

Notes to applicant

- 1 I am attaching a 1:1250 scale plan upon which I have superimposed by a broken black line and labelled, the route of public footpath O46 which is recorded on the Definitive Map as abutting the south eastern boundary of the application site.
In the event of planning consent being issued by the District Council, the applicant's attention should be drawn to the proximity of public footpath O46. He will be responsible for ensuring that the line of the footpath is not affected by any operations associated with the development, and that free access can be exercised safely by pedestrians at all times. In addition, the full width currently contained between boundary features should be retained and not encroached upon by the development. It should be ensured that the land crossed by the footpath is not used as a storage area for building materials.
If it is necessary for any works associated with the development to be carried out within the confines of the footpath, the County Council's consent to these should be obtained before they are commenced. The applicant should notify the Rights of Way Inspector for the area, Mr. S. Daniels, who may be contacted by e-mailing highwayscustomerservices@leics.gov.uk or by telephoning 0116 305 0001.
Any damage that may be caused to the surface of the footpath which is directly

attributable to works associated with the development will be the responsibility of the applicant to repair at his own expense, to the satisfaction of the Highway Authority.

It is not apparent from the plans accompanying the application that any additional structures will be erected across the route of footpath O46. The applicant should in any event be advised that the written consent of the County Council would need to be sought to the installation of any structure intended to be erected either on a temporary or permanent basis in a new location along the footpath, before it is put in place. Unless a structure has been authorised by the Council, it constitutes an unlawful obstruction of the public right of way.

- 2 Planning permission has been granted for this proposal. The Local Planning Authority acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).
- 3 Written requests to discharge one or more conditions on a planning permission must be accompanied by a fee of £28 per request. Please contact the Local Planning Authority on 01530 454666 for further details.