

# 17/02327/FUL

**Applicant** Mr Mike Garratt

**Location** Bunnistone Cottage, 1 Bunnison Lane, Colston Bassett, Nottinghamshire, NG12 3FF

**Proposal** Single storey extension to north west elevation to create dining area and dormer extension above, addition of small store attached to garage, 2 roof lights to south east roof slope

**Ward** Nevile And Langar

## THE SITE AND SURROUNDINGS

1. The application property is a late 18<sup>th</sup>/early 19<sup>th</sup> century red brick and pantile cottage with 20<sup>th</sup> century extensions and a detached double garage, located close to the eastern edge of the built up part of the village, opposite the junction with Bakers Lane, within the Conservation Area. The original part of the dwelling is sited perpendicular to the lane, with two late 20<sup>th</sup> century extensions fronting the lane. The garage is also sited perpendicular to the lane, close to the boundary. There is a brick wall and deciduous hedge along the boundary with the lane. There is pasture adjacent to the north west, south west and on the opposite side of the lane.
2. There is a pair of semi-detached cottages from the same period adjacent to the east (4 & 5 Bunnison Lane) with what appears to be a residential unit attached to the rear of no. 5. Manor House Farm on the opposite side of the lane is a Grade II Listed building, with a bed and breakfast facility.
3. The application dwelling and 4 & 5 Bunnison Lane are identified as key unlisted buildings in the Conservation Area Townscape Appraisal and the surrounding pasture is identified as positive open space.

## DETAILS OF THE PROPOSAL

4. Planning permission is sought for a single storey extension to the dwelling and a small single storey extension to the garage. The single storey extension to the dwelling would be attached to the north west elevation of the original building, and the south west elevation of one of the extensions. It would have bi-fold doors along the south west elevation, Oak boarding to the north west elevation with a timber door and cottage style window, and a zinc mono-pitched roof.
5. A redundant oil tank would be removed and the extension to the garage would be attached to the north east (side) elevation facing the lane. The materials would be Oak boarding with a mono-pitched pantile roof.
6. The application plans also show a dormer above the proposed single storey extension and two roof lights to the landing in the south east roof slope. These works were not included in the description of proposed development on the application form, however, the applicant wishes for them to be

considered as part of the application. Consultees and neighbours have been notified of the revised description making reference to the dormer and roof lights.

## **SITE HISTORY**

7. Permission was granted to construct a vehicular access in 1977 (ref. 77/011286/HIST).
8. Permission was granted for a two storey extension and detached double garage on two occasions in 1979 (refs: 78/011330/HIST & 79/011375/HIST).
9. Permission was granted for a two storey extension in 1988 (ref. 87/01162/TP).

## **REPRESENTATIONS**

### **Ward Councillor(s)**

10. The Ward Councillor (Cllr Combellack) objects on grounds that the materials proposed do not seem to be in keeping with the conservation village and, therefore, would harm the Conservation Area and damage the street scene.

### **Town/Parish Council**

11. The Parish Council object commenting, *“The concern and objection submitted by a local resident were noted.*
12. *Councillors expressed concern that any work undertaken without prior Planning Permission within the Village Conservation Area was clearly contrary to legal requirements. The capacity for the neighbour to be overlooked directly from the (currently opaque) rear-facing study window, should this be altered, was noted as problematic. The fitting of skylights with no line of vision was seen as less problematic.*
13. *Councillors unanimously considered that the choice of materials proposed for the Dining Area extension were entirely inappropriate to the building and to the Conservation Area and recommended that any future building extension application should reflect the existing brick and pantile materials of the current building. The proposed use of a metal roof and timber cladding was considered completely at odds to the current building and Conservation Area.*
14. *Concern was also raised around lack of detail on materials and process for the apparent bricking in of an existing window and the introduction of a new dormer feature.”*
15. With respect to the revised description, the Parish Council has commented, *“Colston Bassett Parish Council originally registered an OBJECTION to this proposal in terms of the materials to be used and the lack of clarity around the apparent inclusion of other items within the proposed development.*
16. *The Parish Council have not reconvened to consider the roof-lights and dormer as separate items as with no change being proposed to the building materials the original OBJECTION will still stand. It is however worthy of note*

*that during their earlier considerations Parish Councillors did have concerns regarding both the roof-lights and the dormer unit as included without detail in the original plan-drawings, so indicatively may not have supported these elements of proposed development either. As an OBJECTION already stands, reconvening simply for further discussion specifically just on these items is clearly lacks validity, but indicatively these items would also NOT be supported.*

17. *The revised proposals therefore do not offer any substantive reasons to either separately convene the Council or to reconsider the earlier decision taken by Colston Bassett Parish Council who OBJECT TO THIS PROPOSAL.”*

### **Statutory and Other Consultees**

18. The Design & Conservation Officer comments that the proposed extension to the house would be positioned such that it would be hidden by an existing modern two storey side extension and, as such, he considers that it would not impact upon the visual context of the Grade II Listed Manor House Farm, nor affect the significance of the listed building in any way, visual or otherwise. He therefore considers that the proposal would achieve the objective described as desirable in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 of 'preserving' listed buildings their settings and features of interest.
19. He comments that the extension would be visible at a steep angle from the west along Bunniston Lane for a short distance, before it would be hidden by the garage and the proposed store. He has concerns over the proposed design which does not reflect what he had expected having read the Design and Access Statement where the scheme is proposed as being contemporary and contrasting. Whilst the use of timber cladding would create a contrast, the detailing, particularly on the side elevation, is completely traditional and detracts from the design approach supposedly being advocated. However, given the limited public visibility he still concludes that the proposal 'preserves' the architectural and historic character and appearance of the conservation area and, therefore, achieves the objective, described as being 'desirable' within section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
20. He comments that the proposed hipped lean-to addition to the garage building is modest and he considers that it would have a limited impact on the character of the area or the visual context of the listed building, and that its visual impact would be neutral and would not harm the character of the conservation area or the setting of the nearby listed building.
21. With respect to the revised description, he comments that the dormer would be installed on a rear facing roof slope of a modern extension where it is not visible from the roadside, and that it would rise from the wall-head as is seen in most traditional examples, rather than rising from the roof slope as is the case with most modern examples of dormer windows. As such the dormer is a traditional design, has limited public visibility and affects a modern extension. He considers that it would have no notable impact upon the conservation area or the setting of the listed building opposite, and his conclusions remain as before.

22. The Landscape Officer does not object and comments that 2 trees in front of the garage are fairly insignificant and that both appear to be small ornamental trees which do little to enhance the wider conservation area, which tends to be characterised by large native trees. He considers that there is a slight risk of root damage from the lean to store, however, given the lightweight structure and raft foundations, he suggests that the risk to the trees is acceptable.

### **Local Residents and the General Public**

23. 1 letter has been received raising objections which are summarised as follows.
- a. Wood and zinc cladding, which would be visible from the road, would not match the existing or adjacent buildings and are clearly not appropriate in the Conservation Area.
  - b. Overlooking of private garden from two additional roof lights.

### **PLANNING POLICY**

24. The Development Plan for Rushcliffe consists of the 5 saved policies of the Rushcliffe Borough Local Plan (1996) and the Rushcliffe Local Plan Part 1: Core Strategy.
25. Other material considerations include the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and the Rushcliffe Borough Non-Statutory Replacement Local Plan (2006).
26. Any decision should, therefore, be taken in accordance with the Rushcliffe Core Strategy, the NPPF and NPPG and policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan where they are consistent with or amplify the aims and objectives of the Core Strategy and Framework, together with other material planning considerations.

### **Relevant National Planning Policies and Guidance**

27. The National Planning Policy Framework (NPPF) includes a presumption in favour of sustainable development. Local Planning Authorities should approach decision making in a positive way to foster the delivery of sustainable development and look for solutions rather than problems, seeking to approve applications where possible. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.
28. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. The environmental role refers to 'contributing to protecting and enhancing our natural, built and historic environment'.
29. Two of the core planning principles state that planning should:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of buildings and land.
  - Conserve heritage assets in a manner appropriate to their significance.
30. Chapter 7: 'Requiring good design' states that good design is a key aspect of sustainable development and should contribute to making places better for people. Planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area and respond to the local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Permission should be refused for development of poor design that fails to improve the character and quality of an area. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
31. Chapter 12: 'Conserving and enhancing the historic environment' states that, in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets.
  - The desirability of new development making a positive contribution to local character and distinctiveness.
32. Section 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 require that special attention is given to the desirability to preserve or enhance the character and appearance of Conservation Areas and to preserve Listed Buildings and their settings.

### **Relevant Local Planning Policies and Guidance**

33. Policies 10 (Design and enhancing local identity) and 11 (Historic Environment) of the Rushcliffe Local Plan Part 1: Core Strategy are relevant to the proposal.
34. Policies GP2 (Design & Amenity criteria) and EN2 (Conservation Areas) of the Rushcliffe Borough Non-Statutory Replacement Local Plan are relevant to the proposal.

### **APPRAISAL**

35. It is understood that the cottage was originally 3 farm workers cottages. Whilst the design and appearance of the two extensions fronting Bunnison Lane reflect the original building, they have altered its form and character. However, the building still has an attractive character and makes a notable contribution to the character and appearance of the Conservation Area.

36. Due to the siting of the proposed extension, to the rear of one of the two extensions fronting the lane, and its relatively modest scale, it would not be highly visible in the public domain, with only the Oak boarded side elevation visible from a short section of the lane to the north-west. Due to the orientation of the roof slope, it is unlikely that the zinc roof covering would be discernible. As the Design and Conservation Officer has pointed out, the proposed dormer would be installed to a modern extension, and it would be of a traditional design.
37. The proposed extension to the garage would replace an unsightly redundant oil tank, and would have a pantile roof to match the existing building. Whilst the use of oak boarding for the walls of both extensions would represent a contrast to the existing red brick, it is a natural material which would weather and meld into the surroundings. It is also not uncommon to find timber as an external material in a historic context, particularly for outbuildings.
38. It is also considered that the proposed roof lights would be sympathetic to the character of the building. Whilst they form part of the current application, roof lights could be installed under permitted development rights.
39. In view of the above, and the comments of the Design & Conservation Officer, it is considered that the proposals would respect the character of the property and preserve the character and appearance of the Conservation Area, and the setting of the nearby listed building. Consequently the proposals satisfy the objectives described as desirable in Sections 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.
40. Due to the siting, scale and design of the proposals subject to this application, it is considered that there would be no significant adverse impact on the amenities of adjacent and nearby properties or the surrounding area. Due to the position of the proposed roof lights and as they would serve a landing which is not a habitable room, there should be no significant overlooking/loss of privacy to the adjacent property.
41. It is understood that the Parish Council's concern relating to work undertaken without planning permission relates to a ground floor study window to the south east elevation on the boundary with 5 Bunnison Lane. It is not clear when this window was installed, however, it appears that it constitutes permitted development.
42. The proposals were not subject to pre-application discussions and there was no need to enter into negotiations over the design of the proposals. However, it was necessary to contact the applicant's agent during the processing of the application to clarify the full extent of the proposals resulting in the description being revised.

## **RECOMMENDATION**

It is **RECOMMENDED** that planning permission be granted subject to the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

237/01, 237/02, 237/03, 237/04, 237/09, 237/10

With the exception of 2 no. new roof lights and the dormer extension above the proposed single storey extension.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

3. Prior to construction of the development reaching Damp Proof Course level, details of the facing and roofing materials to be used on all external elevations shall be submitted to and approved in writing by the Borough Council, and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory and to comply with policies GP2 (Design and Amenity Criteria) and EN2 (Conservation Areas) of the Rushcliffe Borough Non- Statutory Replacement Local Plan]

### **Notes to Applicant**

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring property. A Solicitor or Chartered Surveyor may be able to give advice as to whether the proposed work falls within the scope of this Act and the necessary measures to be taken.

This Authority is charging for the discharge of conditions in accordance with revised fee regulations which came into force on 6 April 2008. Application forms to discharge conditions can be found on the Rushcliffe Borough Council website.

It is possible that the roofspace, and/or behind the soffit, fascia boards, etc. may be used by bats. You are reminded that bats, their roosts and access to roosts are protected and it is an offence under the Countryside and Wildlife Act 1981 to interfere with them. If evidence of bats is found, you should stop work and contact Natural England on 0300 060 3900 or by email at [enquiries@naturalengland.org.uk](mailto:enquiries@naturalengland.org.uk).

You are advised that the site is within a designated Conservation Area and any trees are therefore protected. Prior to undertaking any works to any trees you should contact the Borough Councils Conservation and Design Officer on 0115 9148243 and/or the Councils Landscape Officer on 0115 914 8558.