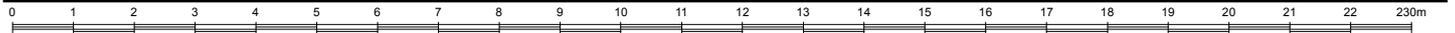


# Tickencote



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Ordnance Survey [100018056]

Scale - 1:1250  
Time of plot: 09:07  
Date of plot: 28/02/2018



## Rutland County Council

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	2018/0025/FUL		ITEM 2
Proposal:	Two storey extension and internal alterations following the demolition of existing garage.		
Address:	Howards Cottage, Church Lane, Tickencote, Rutland, PE9 4AE		
Applicant:	Mr & Mrs Markwardt	Parish	Tickencote
Agent:	Mr Chris Borrmann, ACS Architectural Ltd	Ward	Ryhall & Casterton
Reason for presenting to Committee:	Recommendation not in accordance with informal advice given		
Date of Committee:	13 March 2018		

## EXECUTIVE SUMMARY

The extension would lead to a loss of the symmetry between the two semi-detached properties resulting in a discordant feature within the street scene and fail to respect the character and appearance of Tickencote Conservation Area. The application is therefore recommended for refusal.

## RECOMMENDATION

**REFUSAL**, for the following reasons:

1. The height, width, fenestration and other design details of the proposed side extension to this semi-detached building would be a prominent feature within the street scene, unbalancing the otherwise symmetrical character of the semi-detached pair. This would be out of keeping with the immediate area, thereby failing to preserve or enhance the character and appearance of the Tickencote Conservation Area. the proposal is therefore contrary to planning policies CS19 and CS22 of the adopted Rutland Core Strategy (2011), SP15 and SP20 of the adopted Rutland Site Allocations and Polices Development Plan Document (2014), and paragraph 134 of the National Planning Policy Framework (2012), causing harm which although less than substantial is not overcome by any public benefit.
2. The siting of a 2 storey gable end in such close proximity to the shared boundary with Yew Tree Cottage would result in an unacceptable impact on the outlook of this neighbouring property with its side facing windows. As such the proposal is contrary to planning policies CS19 of the adopted Core Strategy (2011) and SP15 of the adopted Site Allocations and Polices Development Plan Document (2014).

## Site & Surroundings

1. The application site sits within a prominent location at the junction of Mill Lane and Church Lane within Tickencote Conservation Area.
2. The existing dwellinghouse forms one half of a pair of semi-detached properties of natural stone with Collyweston Slate roof. It includes an attached flat roof garage to the south east which would be demolished to make way for the extension. Both semi-detached properties have large external decorative feature chimneys on their end elevation.
3. The Conservation Area is characterised by a number of traditional stone properties with Collyweston Slate roofs, several of which are listed including the Grade 1 listed Church of St Peter opposite the application site. There are a limited number of modern dwellings within the village.

4. The property is on higher ground than the highway, thereby making it prominent within the street scene. The rear of the site is tiered with most of the rear garden being accessed up a flight of steps. There is an existing outbuilding directly behind the property and an additional single storey extension across the rear of the property.

## **Proposal**

5. The proposal is for a two storey side extension to the south east, replacing the modern flat roof garage. Other internal changes are proposed. However these would not require the submission of a planning application.
6. The two storey extension would be set back at the first floor over a projecting ground floor store with a mono-pitch roof and double timber doors. Roof lights are proposed to the front elevation to serve the new master bedroom.

## **Relevant Planning History**

7. There is no relevant planning history. However a preliminary enquiry for the current proposal was submitted in October 2017 which received a without prejudice positive response. Whilst the application was within the powers delegated to officers it is for this reason why the application has been referred to Committee in this instance.

## **Planning Guidance and Policy**

### **National Planning Policy Framework**

Section 12. Conserving and enhancing the historic environment

### **The Rutland Core Strategy (2011)**

Policies  
CS19 Design  
CS22 The historic and cultural environment

### **Site Allocations and Policies DPD (2014)**

Policies  
SP15 Design and Amenity  
SP20 The historic environment

### **Other**

Rutland's Supplementary Planning Document – Extensions to Dwellings 2015

## **Consultations**

8. **Ecology Consultant**  
It appears from the plans that this proposed extension will affect the existing roofspace/roofline. The dwelling is directly adjacent to mature gardens, trees and woodland which all provide good bat foraging habitats. There is therefore a strong possibility that bats are roosting in the roofspace of the existing property and could be disturbed by the proposed works.

9. For these reasons, recommend that a bat survey of the property is carried out and submitted before the planning application can be determined. This should involve an external and internal inspection of the building by an appropriately licensed bat worker. Depending on the results of this, an emergence survey may also be required. Emergence surveys can only be carried out between May and mid-September. Please find attached a copy of our Bat Protocol, which explains in more detail when a survey is required and the level of survey expected.

## **Neighbour Representations**

10. Yew Tree Cottage – “Concerned that the proposed two storey extension shows a side window immediately opposite a window to their private sitting room. This would enable overlooking straight through Yew Tree Cottage and into the kitchen removing privacy. Privacy concerns were expressed for both the applicant and Yew Tree Cottage.”
11. Address not supplied – “No objection to the proposal providing it is completed to look in keeping with other neighbouring houses and the overall look of the this small village and from what has been seen from the plans this would appear to be the case”.
12. Old School House – “Looks like a well-balanced design, matching nicely with rooflines on either side, protruding gable similar to next door. Nicer than current ugly garage. It improves the general appearance and makes a very functional addition to the house”.

## **Planning Assessment**

13. The main issues are the impact upon the character and appearance of Tickencote Conservation area and the impact upon private residential amenity.

### **Impact upon the character and appearance of Tickencote Conservation Area**

14. The existing dwellinghouse forms one half of a pair of semi-detached properties. They are of a traditional stone design with two flanking front gables at either end of the pair. Both have large external feature chimneys on the side elevation.
15. Supplementary Planning Guidance – Extensions to Dwellings 2015 indicates that ‘regardless of the size of the dwelling, the extension should be a subordinate addition.’ The two storey extension although set back at first floor would not remain subservient to the main dwellinghouse; no attempt has been made to set the ridge of the new roofline below that of the existing dwellinghouse. As a result of the proposal the most easterly projecting gable would now sit centrally in the semi-detached properties rather than being a flanking wing as it is currently. This would further exacerbate the loss of symmetry and balance between these dwellings and result in a detrimental impact to the character and appearance of the existing dwellinghouse.
16. The overriding character of chimneys in Tickencote are that they are sited in an end of ridge location or centrally high up on the ridge. Where chimney breasts are visible these run the full height of the building. The new extension would cut across the external chimney breast resulting in the stack rising from low down on the roof line resulting in an incongruous feature within the street scene that would fail to preserve the character and appearance of Tickencote Conservation Area.
17. Other design details contribute to this impact, such as the proposed roof lights to the front elevation which are overly large and dominating. They would be highly visible and intrusive within the street scene and are of an inappropriate design.

## **Impact upon residential amenity**

18. As a result of the proposal an existing single storey garage would be replaced. The existing garage has a large side window which faces directly onto the front and side garden of the adjacent property Yew Tree Cottage. This window also looks directly into ground floor windows of this adjacent property.
19. Following the removal of the garage two new ground floor windows would be inserted on the east elevation facing Yew Tree Cottage. These windows would serve a utility and dining room. The application site and Yew Tree Cottage are separated by a 1 metre high stone boundary wall. The new windows and in particular the dining room would only be 1 metre from this boundary and 5 metres from the neighbouring window. The windows would face each other and has resulted in an objection. Whilst the neighbour's concern is noted these are ground floor windows and there is an existing window albeit to a garage. The impact is not so severe that a reason for refusal on this ground alone could be recommended.
20. The extension does result in a full 2 storey gable wall next to the boundary. The gable extends to the ridge and is not angled away at eaves level as on the existing house. The impact on the outlook from the side window of Yew Tree Cottage would be particularly notable. This is therefore an unacceptable impact on the outlook from Yew Tree Cottage.

- Natural Stone
- Slate tiles
- White painted timber casement windows and doors to principal & side elevations
- White Upvc casement windows and doors to rear elevation as existing
- Black gutters and downpipes.

2018/0025/FUL  
Rec'd 11/01/18



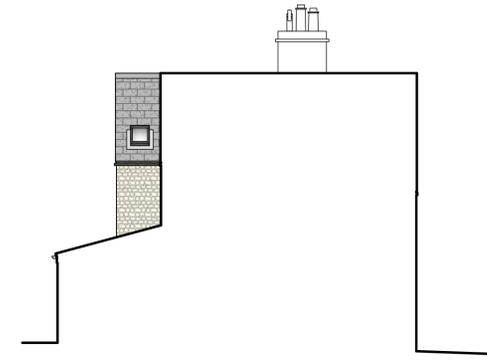
South Elevation 1:100



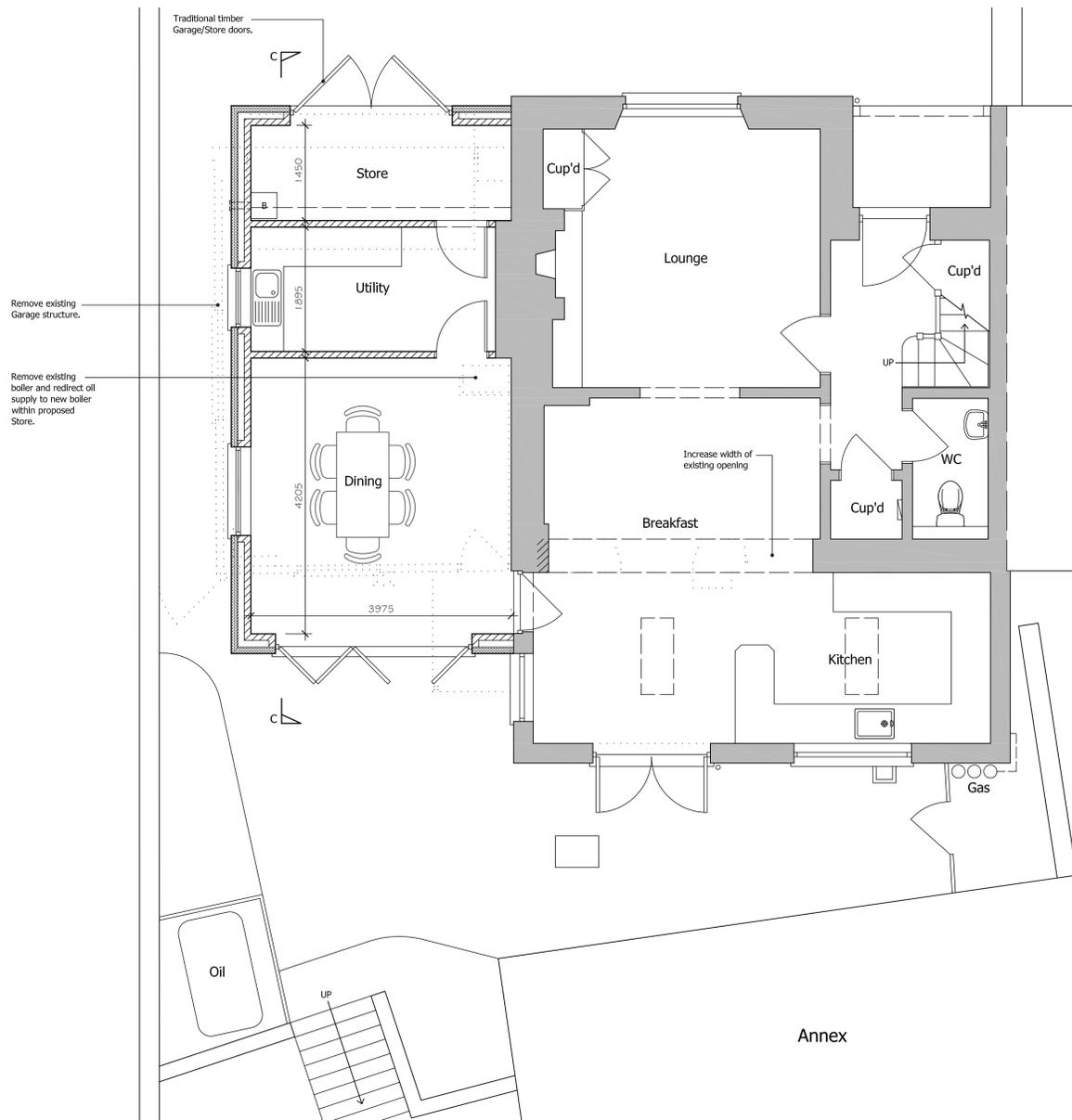
East Elevation



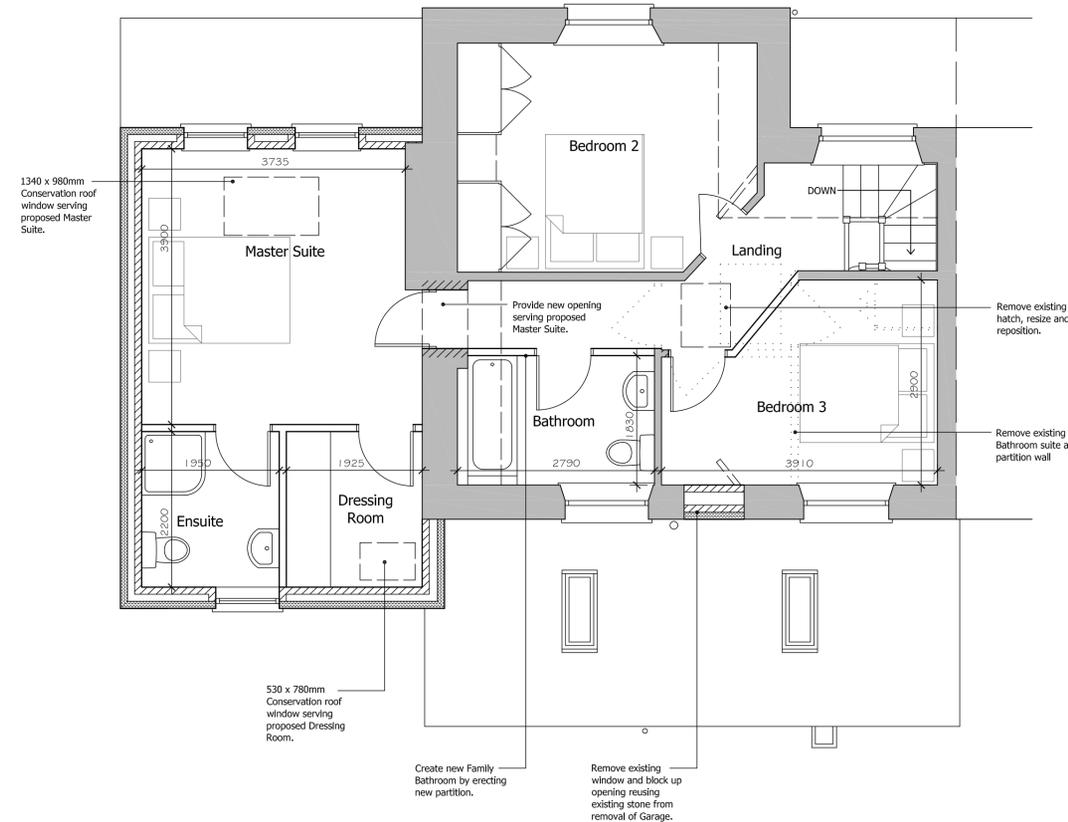
North Elevation



West Elevation



Ground Floor Plan 1:50



First Floor Plan 1:50

Revisions:		
A	25.10.17	Window added to East Elevation Dining Room. Material Notes amended.



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Project:

Extension & Alterations  
Howard's Cottage,  
Church Lane,  
Tickencote,  
Stamford,  
Rutland

Drawing Title:

Proposed Plans and Elevations

Scale: 1:50, 1:100 @A1  
Date: September 2016  
Drawn: NJB

Drawing No.:

239/16/05A

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Scale 1:200 0 2 4 6 8 10m

Scale 1:500 0 5 10 15 20 25m