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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2018/0257/FUL	ITEM 3	
Proposal:	Erection of a replacement dwelling and alteration and connection to other existing dwelling to form one single dwelling to include demolition of existing outbuildings. Installation of ground mounted solar array and creation of new pond.		
Address:	Wing Crest & Dove House, Preston Road, Wing, Rutland		
Applicant:	Mr & Mrs Sowden	Parish	Wing
Agent:	Mr Lewis Smith, Robert Doughty Consultancy Ltd	Ward	Martinsthorpe
Reason for presenting to Committee:	Objections, history		
Date of Committee:	5 June 2018		

EXECUTIVE SUMMARY

The proposal is a large dwelling in the countryside, replacing 2 existing dwellings, whilst keeping one as an outbuilding. The design and layout of the new building is appropriate for its location and assimilates well in to its surroundings such that it is acceptable in line with the policy. There is no impact on residential amenity or highway safety.

RECOMMENDATION

APPROVAL, 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 by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers (tbc) .
REASON - For the avoidance of doubt and in the interests of proper planning.
3. No development above damp course level shall be carried out until precise details of the manufacturer and types and colours of the external facing bricks to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.
REASON: To ensure that the materials are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.
4. No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in Relation to Construction."
REASON: To ensure that the landscaping is designed in a manner appropriate to the locality and to enhance the appearance of the development.
5. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding

season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure that the landscaping is carried out at the appropriate time and is properly maintained.

6. If the solar panels hereby permitted cease to operate for a continuous period of 6 months then they shall be removed from the site.

REASON: In recognition of the expected life of the proposal and to prevent an unnecessary impact on the landscape and the surrounding environment.

Site & Surroundings

1. The site is located adjacent to Wing Grange which has recently been converted back to a dwelling after many decades of Institutional use. The Grange, the Lodge and other buildings were used as private dwelling(s) up until the late 1960's when the site was taken over by a charity and used as a centre for ex-offenders coming back into society. This use ceased several years ago. The roadside boundary to Wing Grange is defined by an extensive high red brick wall behind the grass verge. A new vehicular access has been created to Wing Grange to make it independent of the former shared access.
2. The site is approximately 760m from the Planned Limit to Development on the edge of Wing village. The site comprises 2 buildings previously used for accommodation in connection with the institutional use of The Grange and which were granted planning permission to convert to 2 dwellings in 2015. The site contains a range of agricultural type buildings, also used in connection with the previous Institutional use.
3. One of the 2 buildings subject to the recent residential permission was the original 2 storey Lodge to Wing Grange (now known as Dove House) and is nicely detailed. This currently has 6 bedrooms. The one behind is a plainer brick building with a large dormer on the rear roof slope. This has 4 bedrooms over 2½ floors.
4. The land slopes away from the road in a southerly direction. To the rear are open fields. The rear of the site is visible from further afield, albeit in longer views. The Lodge and The Grange are partly screened from the road by trees and walling.
5. There is a large open turning area in front of the agricultural buildings. To the east is a separate dwelling and garage. The permission for conversion of the 2 buildings to 2 dwellings included a double garage at each end of the frontage for each dwelling.
6. The existing buildings are not listed and are not in a Conservation Area but nevertheless Dove House especially is considered to be non-designated heritage assets.

Proposal

7. The proposal is to erect a new dwelling which would involve the demolition of the rearmost of the 2 dwellings (Wing Crest) and the retention of the more attractive Dove House fronting the road, which would be converted to a swimming pool and studio above, including a single storey glazed extension to the rear and a small plant room extension to the side. The existing range of agricultural buildings would be removed and the result would be a new single dwelling on the site with garaging and ancillary pool/leisure building.

8. The accommodation in the new dwelling would comprise 3 bedrooms and a family bathroom on the ground floor (upper level) and the lower ground floor would contain the living areas and 4 further bedrooms.
9. The building would be of a contemporary design, set down from the road with a flat sedum roof to help it assimilate into the countryside in views from the south. From Preston Road the building would appear as a single storey unit, actually a single height brick wall with garage doors. The roof level would be considerably lower than Dove House.
10. There would be large areas of glazing on the rear, noted as non-reflective, which would also be set back beneath overhangs.
11. The garage to the front would hold 6 small/medium sized cars and an adjacent workshop would accommodate a single vehicle. These would have 3 doors on the front elevation.
12. The proposal includes a small solar array in an adjacent field. This would supply power to the house and pool, the latter of which has a high energy demand. The application also states that electric charging points for vehicles are to be provided. A pond further south in the same field is also proposed.

Relevant Planning History

Application Reference	Particulars of Development	Decision	Decision Date
176/72	The conversion of the existing stables to residential use, the conversion of the existing coach house to a sewage pumping station, Wing Grange, and the construction of a sewage pumping main to Wing.	Approved	May 1972
79/0120	Conversion of existing stable block to staff flat.	Approved	21.3.79
2014/0761/FUL	Change of Use of C2 residential institution to C3 residential use (Wing Grange only).	Approved	11.12.2014
2014/0698/OUT	Demolition of existing agricultural outbuildings and construction of 2 new detached dwellings with separate garaging.	Withdrawn	28.8.2014
2015/0271/FUL	Change of use from redundant C2 Residential Institution to C3 residential use, 2 dwellings, no internal alterations.	Approved	04.06.2015
2015/0589	Minor extension and alterations to convert two dwellings into one. Removal of redundant agricultural buildings and construction of replacement dwelling (including change of use of part of the site into C3).	Refused	Oct 2015

2015/1134	Extension to residential curtilage of Dove House and Wing Crest to include outbuildings and link	Approved	Jan 2016
2015/1142/CLU	Application for a Lawful Development Certificate for proposed garage at Dove House and 2 storey rear and single storey side extensions to Wing Crest under Classes A and E of the Town and Country Planning (General Permitted Development) Order 2015	Granted	March 2016

Planning Guidance and Policy

Supports Sustainable development.

Para 55 states that isolated new dwellings in the countryside should be avoided unless there are special circumstances, for example as a farm workers dwelling, it would constitute the optimum use of a heritage asset, it would re-use redundant buildings leading to an enhancement or, be so truly outstanding or innovative in the nature of its design, helping to raise standards in rural areas generally and reflect the highest standards in architecture (the latter principle was first introduced in PPS7 by John Gummer when Secretary of State in 1997).

Paras 56-68 – Requiring Good Design

The Rutland Core Strategy (2011)

Wing is designated as a Smaller Service Centre in the Core Strategy (CS3).

CS4 – Location of Development – Development in the Countryside will be limited to that which has an essential need to be located in the countryside, restricted to particular types of development to support the rural economy and meet affordable housing needs.

CS19 – Promoting Good Design

Site Allocations and Policies DPD (2014)

SP6 – Housing in the Countryside

Including:

SP6(5) 'Replacement Dwellings'

Proposals for the replacement of an existing dwelling in the countryside with a new dwelling will be permitted provided that the existing property is completely removed. The new dwelling will only be acceptable providing it involves only a 'modest change' in the size of the building, does not increase the number of dwelling units and is accommodated within the existing curtilage of the dwelling being replaced, unless an acceptable significantly less visually intrusive location within the site is available.

The clarification of 'modest change' is set out in the preamble and states that an increase would not be expected to exceed 150%, unless it is clearly demonstrated to the Councils satisfaction that a larger development is possible in accordance with the policies on design and amenity.

SP15 – Design & Amenity

- a) Reflect the characteristics of the site in appearance and layout

- b) Compliment character of the area and distinctiveness
- c) Form and scale appropriate to the local context including surrounding landscape
- d) Detailing and materials of a high quality
- e) Minimis energy use
- f) Adequate landscaping
- g) Retain trees

SP18 – Renewable Energy

Low carbon developments will be supported where environmental impacts can be addressed and proposals are acceptable in terms of impact on visual and residential amenity, form and siting etc.

Consultations

Consultation Responses

13. **Highways**
No objections.
14. **Ecology Unit**
As the buildings were assessed as having a low potential to support roosting bats the national guidance requires one activity survey to be completed at the optimum time of the year. This has been submitted with the application although it should be noted that it is very late in the year it is still just within the optimal season. Therefore we would consider that the national guidelines have been followed, which is usually considered sufficient for the determination of a planning application.
15. **Archaeology**
No objections
16. **Wing Parish Council**
Objects on grounds of it constituting an over-development of this sensitive site in the open countryside. In reaching such conclusion, following an examination of all the submitted material and having undertaken a site visit, the Parish Council believes that the proposed residential site footprint has considerably exceeded the residential site footprint of the existing development to the potential detriment of the local rural environment by increasing the sites urban spread. The Parish Council do not object to the demolition of Wing Crest and the other subsidiary agricultural buildings as a means of assisting the achievement of an acceptable architectural design solution but have serious misgivings about the proposed spread of this linear urban form solution. The Parish Council also note in this regard that much of this proposed spread is generated by a considerable allocation of space to garaging. The Parish Council question this in the context of some of the other more positive environmental measures included within the scheme. The Parish Council recognise the attempts that have been made to give the proposed residential linear spread a low profile on the horizon of the Preston Road ridge but feel that such measures have been compromised by; 1) the extent of garaging referred to above, 2) the brutal nature of the entrance and garaging walls to the Preston Road frontage and lack of a defined entrance (north elevation), and 3) the proposed extent of the glazing to the southern elevation of the Dove House recreational facility and the use of glazed balustrades to terraces which will increase its glare visibility from the south against the horizon - hence an intrusion in the pastoral scene and to the detriment of Dove House perceived architectural form and value against that horizon. 4) that the spread of the proposed house is approximately 2.5 times the extent of the spread of the existing two houses and that of Wing Grange thereby greatly urbanising this section of open countryside when there is an opportunity to create clear green breaks between the houses along this ridgeline. The Parish Council welcome the Applicants endeavours in

reaching for an imaginative architectural design solution to this unused site but feel that the current proposed solution could be greatly improved by addressing the weaknesses described above.

Neighbour Representations

17. **Wing Grange**

The proposed scheme is overwhelmingly larger and dramatically more visually imposing than the current consent. It is also considerably larger and has far more visual impact than a previous application which was refused in 2016. Whilst the Planning Statement states that there is a net reduction in number of dwellings, this attempts to mask the fact that the application proposes a scheme that almost doubles the footprint of Dove House and has a total new build footprint of over 8,000 sq ft. It also increases the total footprint of the buildings by in excess of 6,000 sq ft with the actual gross internal floor areas being far in excess of this. The Planning Statement also refers to the dwelling being within the curtilage of the existing dwellings and outbuildings but this is misleading. The majority of the outbuildings do not have residential consent and any new consent would amount to development in the open countryside which is strictly against planning policy as confirmed in the planning meeting in 2016. The property will be seen from the A47 and other minor roads including Glaston Road and Baulk Road. Not fleetingly as described by the architect. In conclusion, the new proposal approximately doubles the size of the current consent with the further intrusion of a solar panel scheme which will impact The Cottage which is adjacent. I don't have an issue with a modern scheme here however the appearance together with the vast increase in size is far too intrusive for this sensitive location and is contrary to all Rutland County Councils previous comments on development in this location.

Planning Assessment

18. The main issues are policy (development in the countryside), design and the wider visual impact.

Policy

19. The Development Plan is permissive of replacement dwellings in the countryside. In this case the new single dwelling is replacing 2 existing units, together with unsightly agricultural buildings. The new dwelling is large but replaces bulkier and extensive buildings and floorspace in a more subtle way that enhances the visual appearance of the overall site (see further comments on this below). Whilst the increase in scale may be more than 'modest', the overall impact and quality of the design solution needs to be considered.
20. The footprint does go a little beyond the previously defined residential curtilage but only onto the land where the agricultural buildings stand, mainly in the location of the new garaging. There is no encroachment into (virgin) greenfield land as such. By comparison, the overall curtilage is still less than half that of Wing Grange next door. The applicant also owns the wider area of land to the south east, containing the solar array and pond.
21. It is on this basis that the scheme meets the second part of SP6 in that it is less obtrusive than the 2½ storey building to be demolished and it also complies with the exception clause in the pre-amble to SP6, i.e. *... 'unless it is clearly demonstrated to the Councils satisfaction that a larger development is possible in accordance with the policies on design and amenity'.*

Design/Visual Impact

22. The proposal would sit lower than Dove House and appear as single storey from the

road and the screen wall across the front being at the same height as the existing wall that projects eastwards from Dove House. The site is visible from longer distances to the south, mainly from private land but glimpses are available at a distance along the road from Wing to Pilton. The use of flat, green roofs helps reduce the mass of the building and its height is considerably lower than the scheme that was refused in 2015. The accompanying design statement describes the architectural appreciation of the design.

23. The building would sit in front of a backdrop of trees on the opposite side of Preston Road (see Appendix 2)
24. The front elevation will appear as a relatively solid brick screen wall, hiding almost, if not all of that which sits behind. Brick detailing is proposed in that wall to reflect detailing on Dove House and to break up the extent of brickwork. This also reflects the extensive walling in front of Wing Grange, but would be set back considerably further from the road than that existing adjacent walling.
25. The plans indicate an extensive area of new landscaping in addition to existing trees across the frontage of the site. This will limit the prominence of the building from Preston Road.
26. The extent of garaging was queried and the applicants confirm they have 4 drivers in the family with 5 cars, 2 of which are electric (hence the solar panels for charging), motorcycles, a restoration project and multiple bicycles. They wish to keep vehicles inside rather than parked on the open frontage.
27. The building utilises set backs on the rear to vary the planes of the rear elevation, which also utilises overhangs to provide solar shading and will mean that the fenestration will sit back in shadows across the building, created by the overhangs.
28. The building is undoubtedly a high quality contemporary design which has been designed to complement the surrounding traditional existing buildings whilst not over-dominating them in terms of height and not appearing as a dominant feature in the wider landscape.
29. The extension to Dove House would be glazed and project out 4.6 metres. If it was limited to 4 metres it could be added under permitted development rights to the already approved use of the building as a dwelling. The side extension would also be permitted development as the latest regulations now permit single storey side extensions up to half the width of the house where the site is not within a conservation area. The sash windows in Dove House would be replaced like for like with thermally improved units.
30. The overall floorspace is high, but the actual figure is not something that should be the determining factor. Very large houses have been permitted elsewhere that sit well into their surroundings. The overall design and assimilation into its setting is the important issue and in this case the designer has been successful in achieving that. There is a considerable amount of floorspace that is being demolished, especially the 2½ storey building and a range of the agricultural buildings that were included in the residential curtilage.
31. The application suggests that a thin elongated handmade red brick would be used to reflect the horizontal emphasis of the building. This is subject to further approval by condition.
32. Overall this proposal, whilst large, would represent a high quality design to replace a dilapidated range of agricultural buildings and a bulky, poorly altered and extended 2½ storey building which amounts to 382m² (4114ft²) on its own. The proposal is a refreshingly modern design that is to be welcomed as an approach to dealing with the

design difficulties of this rural site and meets all of the criteria in SP15.

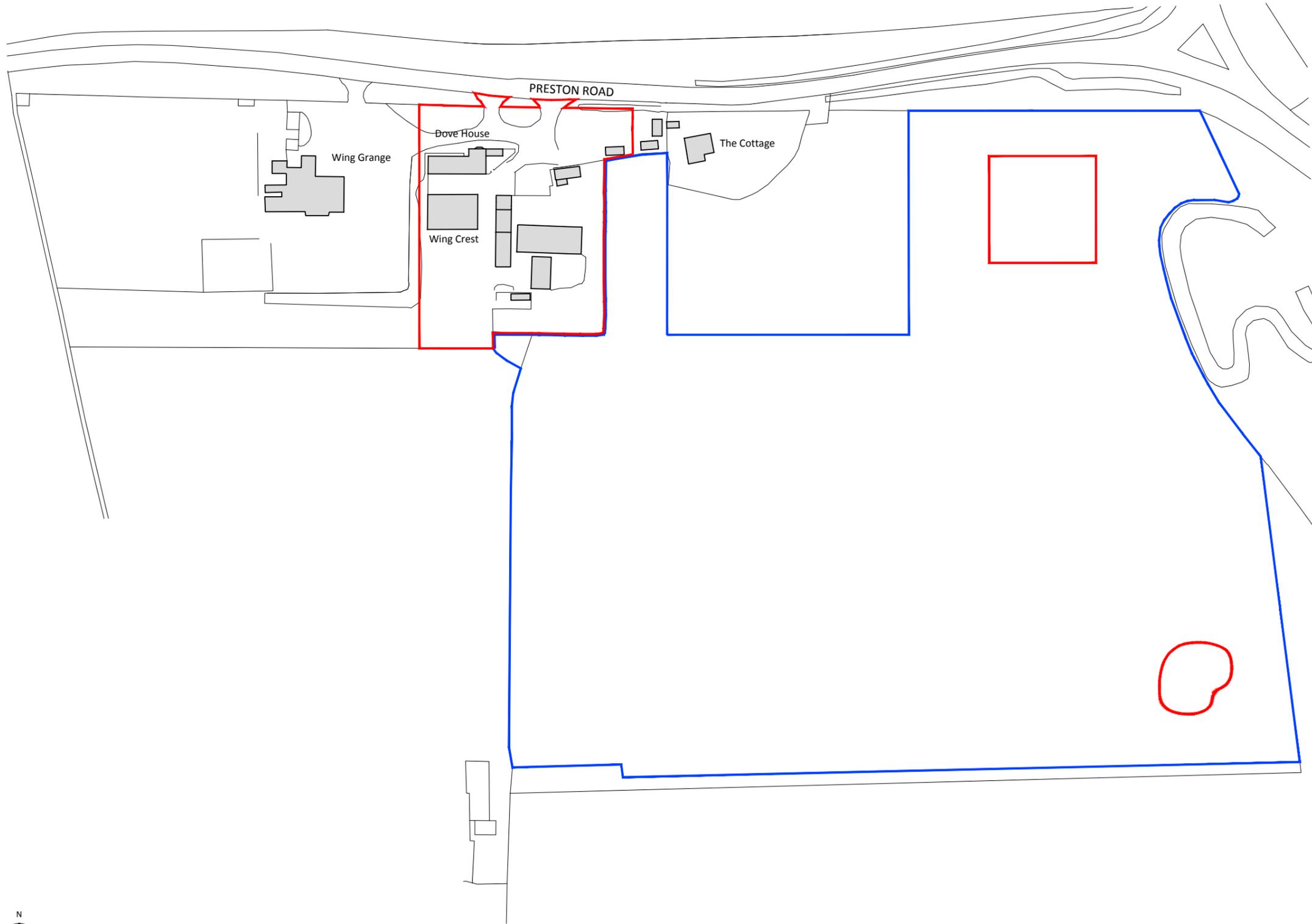
33. The solar array is small unobtrusive and complies with SP18. A condition is recommended to deal with decommissioning. The pond is insignificant and has no visual impact.

2018/0257/FUL Rec'd 16.03.2018

Notes

Measurements
All measurements should be checked against on site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy.

Ordnance Survey Map
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Rev	By	Notes	Date

rdc Robert Doughty Consultancy	32 High Street, Helpringham Sleaford, Lincolnshire NG34 0RA
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Client
Mr & Mrs Sowden

Project
Replacement Dwelling, Wing, Rutland

Drawing title
Location Plan

Drawing No 860-7_PL_LP01	Rev -	Drawn MD
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Scale 1:1250 @ A3	Date 29.01.18	Checked CS
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Existing photograph illustrating the scale of the immediate context of existing buildings from the south



Proposed photomontage drawing illustrating the scale of the proposals in relation to their context when viewed from the south