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## Rutland County Council

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	<b>2020/0435/FUL</b>	<b>ITEM 2</b>	
Proposal:	<b>Erection of canopy over front door of property.</b>		
Address:	<b>85 Main Street, Greetham, Rutland, LE15 7NJ</b>		
Applicant:	<b>Mr Richard Brett</b>	Parish	<b>Greetham</b>
Agent:	<b>N/A</b>	Ward	<b>Greetham</b>
Reason for presenting to Committee:	<b>Relation to RCC Employee</b>		
Date of Committee:	<b>28<sup>th</sup> July 2020</b>		

## EXECUTIVE SUMMARY

**The design of the canopy porch as revised would not have a detrimental impact upon the character or appearance of Greetham Conservation Area, or the setting of adjacent listed buildings.**

## 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, as revised, numbered; 876/20/1B, and the materials specified in the application.  
  
Reason: For the avoidance of doubt and in the interests of proper planning.

## Site & Surroundings

1. The application relates to an unlisted, traditional stone cottage in the Greetham Conservation Area. The adjacent public house is a listed building, as is a property across the road. A Public Right of Way runs past the house.

## Proposal

2. Permission is sought to install a canopy above the front entrance door where there has been a refusal and dismissal on appeal in 2016 for an enclosed porch. It would be 1.8m (approx.) wide, 0.5m deep, and its eaves would be over 2m above ground level (which is a raised bank next to the highway). It would have a slate roof on a timber frame.
3. The plans are attached as an appendix.

## Relevant Planning History

<b>Application</b>	<b>Description</b>	<b>Decision</b>
2016/1043/FUL	Enclosed Porch	Refused (Appeal Dismissed)

## **Planning Guidance and Policy**

### **National Planning Policy Framework (2019)**

Conserving and enhancing the historic environment

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

CS19 – Promoting good design

CS22 – The historic and cultural environment

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

SP15 – Design & Amenity

SP20 – The historic environment

## **Consultations**

4. **Greetham Parish Council**  
Support

5. **Public Rights of Way Officer**  
No comments or objections

6. **Conservation Advisor**  
Whilst I can see no objection to the installation of a canopy I question the appropriateness of the hipped roof design in this instance and suggest therefore that design be reconsidered with a view to the roof having either an apex or pent roof rather than the somewhat incongruous hipped as currently proposed.

I have re-read the 2016 appeal decision and cannot see anything in the Inspector's report that suggests a canopy would not be appropriate.

(Following submission of revised plans showing mono-pitched porch) – No objection.

## **Neighbour Representations**

7. None

## **Planning Assessment**

8. At the Statutory level, Sections 16 (2) and 66 (1) of The The Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving the setting of listed buildings, or any features of special architectural or historic interest which they possesses.

9. As the site also lies within a conservation area, there is a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72 (1) of The Act.

10. The main issues are the impact of the proposal upon the conservation area, and the setting of the adjacent listed buildings.

11. The application originally proposed a hipped roof canopy porch. Following concerns from the Conservation Officer on the design of the hipped roof being an incongruous feature, the plans were revised to a mono-pitched (pent) roof. While there has previously been a

refusal and dismissed appeal here for an enclosed porch, the Inspector did not preclude a canopy porch here, and there are some examples of canopy porches within the village. The canopy itself is small in scale, away from the highway/public footpath, and does not raise the same issues that led to the enclosed porch being resisted.

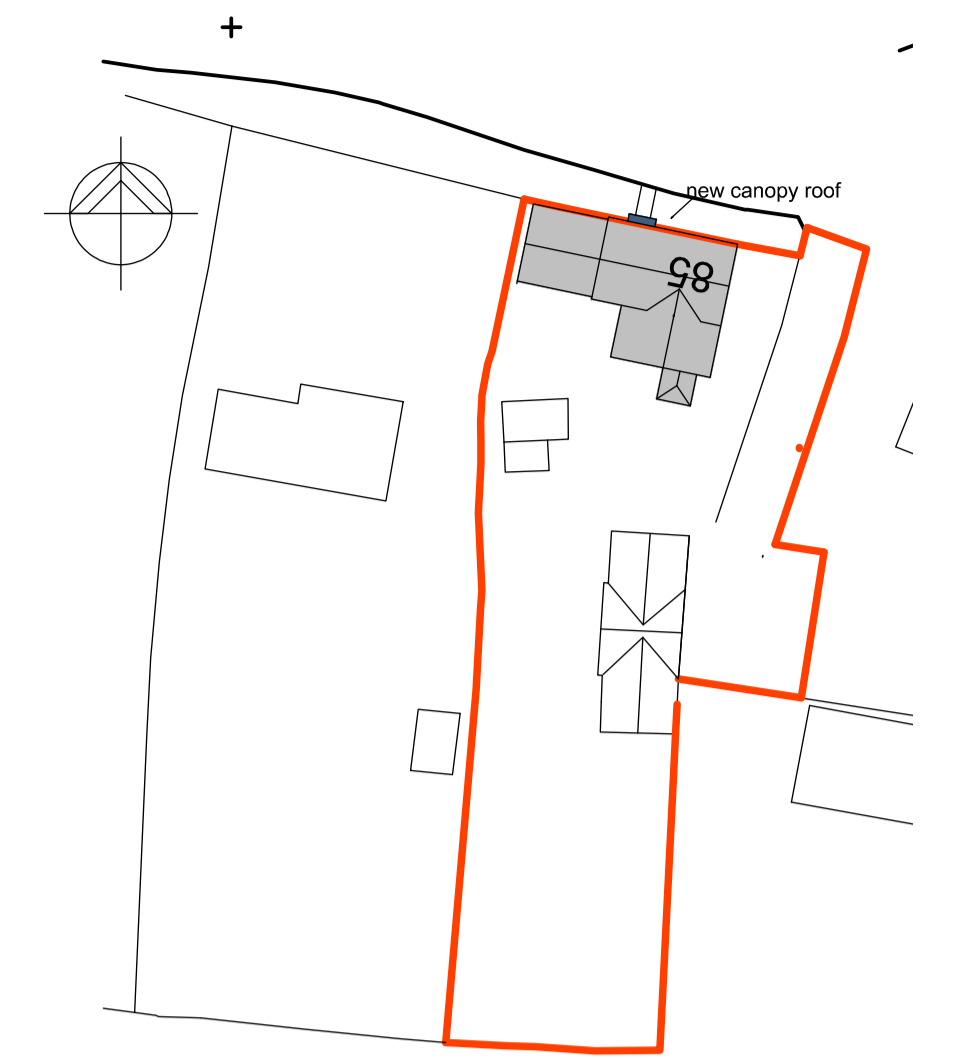
12. The proposal as revised would not have a detrimental impact upon the character or appearance of Greetham Conservation Area, or the setting of the adjacent listed buildings. By virtue of the design, scale and materials to be used, the proposal as revised would not cause harm to the character or appearance of Greetham Conservation Area, or the setting of the adjacent listed buildings, in accordance with Sections 12 and Section 16 of the NPPF (2019), Policies CS19 and CS22 of the Rutland Core Strategy (2011) and Policies SP15 and SP20 of the Site Allocations and Policies Development Plan Document (2014).



proposed east elevation



proposed north elevation

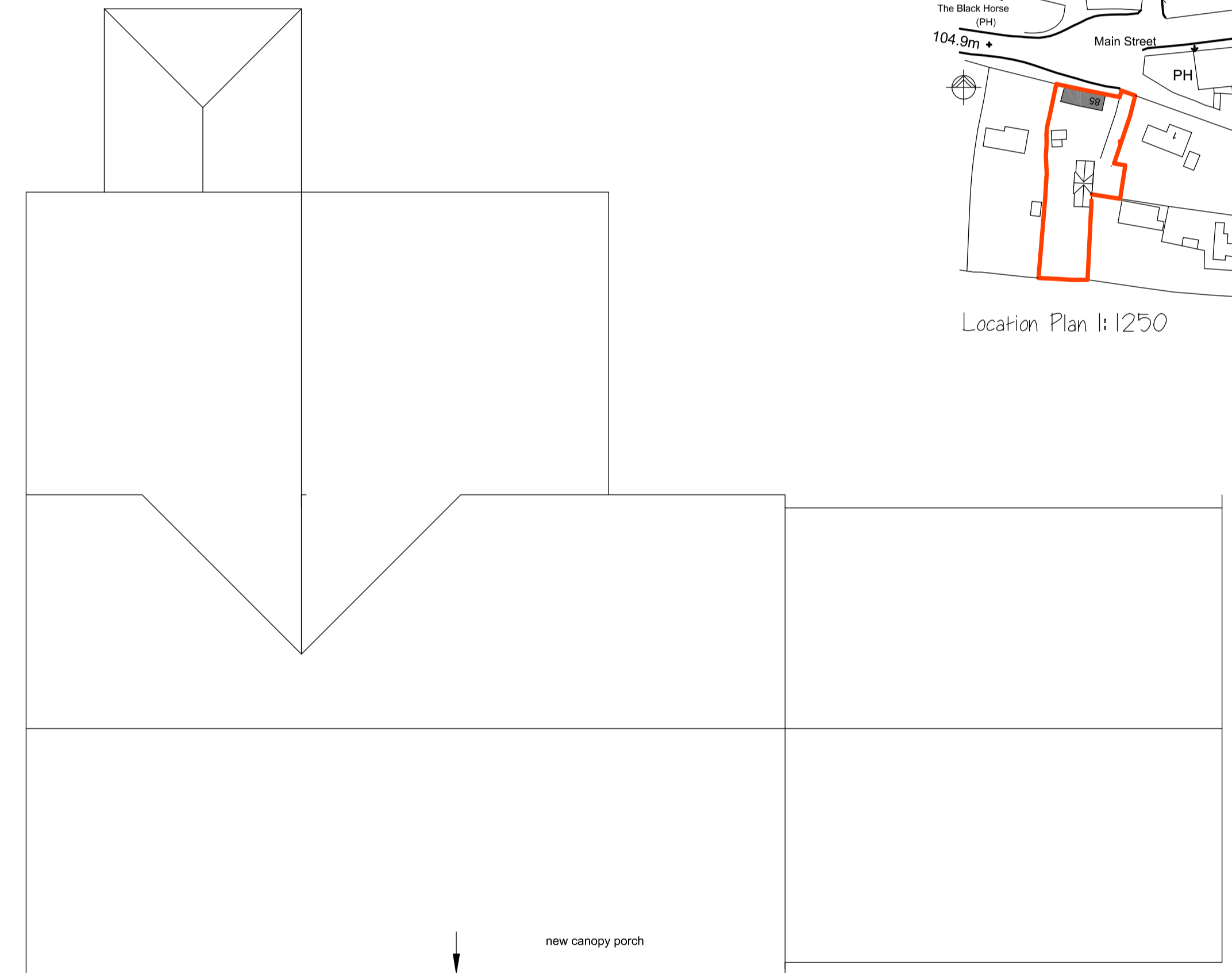


Location Plan I: 500

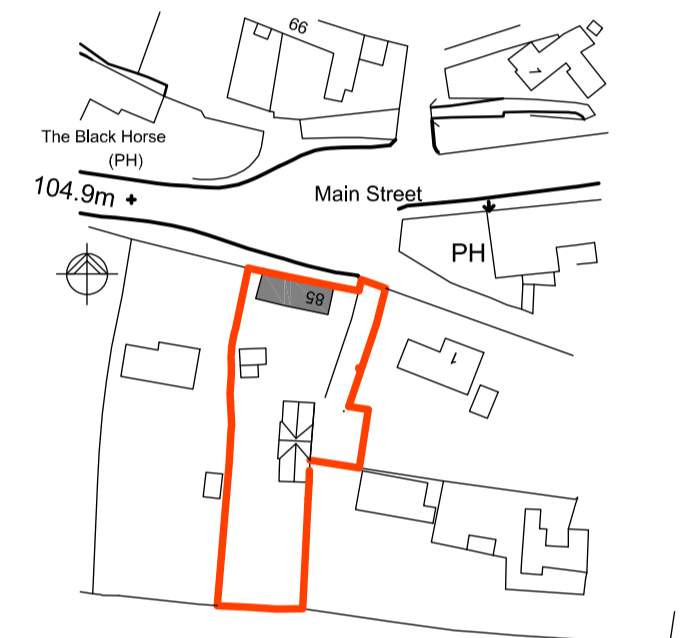


proposed west elevation

slate canopy roof  
with lead roll hips  
on timber support frame



roof plan



Location Plan I: 1250



east elevation



north elevation



west elevation

Revision B: canopy roof amended  
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Canopy porch  
85 Main Street  
Greetham,  
For Mr & Mrs Brett  
Plans & Elevations

SCALE 1:50, 1:100 on A1  
DATE June 2020  
DRAWN KM

876/20/1B