



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2021/0115/FUL	ITEM 2	
Proposal:	Two storey and single storey rear extension and timber porch		
Address:	14 Great Lane, Greetham		
Applicant:	Mr Thomas Cowling	Parish	Greetham
Agent:	Tony Ansell	Ward	Greetham
Reason for presenting to Committee:	Referral by Chairman		
Date of Committee:	6th April 2021		

EXECUTIVE SUMMARY

This is a minor household development for a two-storey and single-storey rear extensions, and timber porch. The proposal would sit within the residential curtilage, and there is no material planning consideration to object this type of development in already managing land.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers unmarked Site Location and Block Plans, TC/01E/PLANNING/2021 Proposed Floor Plans and Elevations, and details specified on the application form.
Reason: For the avoidance of doubt and in the interests of proper planning.
2. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015(or any Order revoking and re-enacting that Order with or without modification); any installation of a chimney, flue or soil and vent pipe shall be approved in writing with the local planning authority, prior to installation and be maintained in accordance with the approved details.
Reason: To protect the residential amenities of the occupiers of adjoining property.
3. Before the occupation of the dwelling hereby approved the new first-floor window in the north elevation shall be obscurely glazed and fixed with no opening where any part of the window is below 1.7metres in height when measured from the internal floor level. The development hereby permitted shall be occupied until these measures have been implemented and they shall thereafter be permanently retained in this approved form.
Reason: To protect the privacy and amenities of the occupiers of adjoining property.

Site & Surroundings

1. The application site is within the residential street of the village, and the property is a two-storey cottage type dwelling. The site is in the designated area of Greetham

Proposal

2. The development seeks retrospective permission to amend the proposal approved under reference 2020/0808/FUL. The proposed amendments include re-position of the two-storey extension which is set back further from the south

side boundary and changes to external materials to natural stone and conservation style windows.

3. The building was originally rendered but having started work and exposing the existing stonework the applicant has constructed the extension in stone to match.
4. The applicant has also set the building in slightly from the neighbours boundary following a discrepancy on the approved plan. This change results in the building between set between 250mm and 840mm further away from the neighbours boundary, resulting in less impact than the approved scheme.

Relevant Planning History

Application	Description	Decision
2016/0782/FUL	Two-storey and single-storey rear extensions – approved.	
2018/0404/FUL	Detached timber garage and widen vehicular access – approved.	
2020/0808/FUL	Two-storey and single-storey rear extensions, and timber porch – approved	

Planning Guidance and Policy

National Planning Policy Framework

NPPF (2019) Section 12
NPPF (2019) section 16

The Rutland Core Strategy (2011)

CS19 – Promoting Good Design
CS22 – The Historic and cultural environment

Site Allocations and Policies DPD (2014)

SP15 – Design and Amenity
SP20 – The historic environment

Consultations

5. Greetham Parish Council
6. The Local Authority Highways
7. The Local Authority Conservation Advisor

Representations

8. 26 Great Lane, Greetham

A letter from Planning was received on February 6th 2021, referring to a submitted proposal to install an external flue to 14, Great Lane, Greetham.

I note the speed with which this was processed and sent following receipt by RCC.

Please confirm acceptance of the following as my response:

Having downloaded the drawn plans submitted to accompany the 'free go' application (2021/0115/FUL) I can find no reference to the flue or any indication of its position in relation to surrounding properties. I request that plans are sent which rectify this in order for me to submit an informed response as soon as possible.

The plans DID include details of fans to expel air from the utility room, downstairs toilets and kitchen. I note that these were not included in earlier plans.

Anne Basden

24 Great Lane

LE15 7NG

9. **10 Great Lane, Greetham**

I understand there are plans for two extractor fans to be fitted in the kitchen in the new extension on No 14 Great Lane. I would like assurance that these fans will not be expelling into the passageway between No 12 and No 14. As a result of this extension being built there will be very limited air flow down this passage and I do not want to have to walk through a miasma of vaporised grease and the unwanted stench of food production as this passageway to the door at the end is ordinarily, and has been for forty + years, the principal entrance to my home.

Planning Assessment

10. The main issue in this proposal is the impact the two-storey extension on the neighbouring properties.
11. The development seeks retrospective permission to amend the proposal approved under reference 2020/0808/FUL. The proposed amendments as set out above include re-position of the two-storey extension which is set back further from the south side boundary and changes to external materials to natural stone and conservation style windows.
12. The proposed amendments are relatively minor, and the use of more sympathetic materials such as natural stone and conservation style fenestration would enhance the appearance of the property and the surrounding of the local area.
13. Given this, the development as amended would remain appropriate for its context, and by the design, scale and used building materials would following Section 12 of the NPPF (2019), Policy CS19 of the Rutland Core Strategy

(2011), Policies SP15, SP20 of the Site Allocations and Policies Development Plan Document (2014), and Supplementary Planning Document – Extensions to Dwellings (2015). The proposal would not be contrary to the Greetham Neighbourhood Plan (2017).

Impact on the neighbouring properties

14. The proposed amendments would not lead to any unacceptable impact on the neighbouring properties, nevertheless, the objections from the Parish Council and residents are noted. The concerns raised about loss of light and overshadowing has been considered and an assessment has been undertaken using the guidance and advice set out in Site Layout Planning for Daylight and Sunlight - A guide to good practice Second Edition produced by the Bretrust. This document provides guidance on how the impact of overshadowing and loss of light can be assessed. Using the assessment as a guide it is considered that the development would not unacceptably reduce the daylight to the property neighbouring on the north side. Also, the proposed first-floor window, would not lead to overlooking or loss of privacy. The proposed window will be obscured glazed, and a condition has been attached requiring that any opening should be at high no less than 1.70metres from the room floor level (in reality given the internal dimensions of the room it is considered that the window will be fixed and non-opening. The concerns about a flue, chimney or vent pipe do not appear to be relevant at this stage of the development, the evaluating materials do not show the installation of any flue, chimney, or vent pipe. However, to ensure that the installation of flue, chimney or vent pipe will not affect the residential amenity, the permitted development rights on this property will be limited with an appropriate condition attached to the decision.
15. Given the above, it is considered that the proposed amendments would comply with Section 12 of the NPPF (2019), Policy CS19 of the Rutland Core Strategy (2011), Policy SP15 of the Site Allocations and Policies Development Plan Document (2014) and Supplementary Planning Document – Extensions to Dwellings (2015).

Conclusion

16. Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9,12 and 16), Policies CS19 and CS22 of the Rutland Core Strategy (2011), Policies SP15 and SP20 of the Site Allocations and Policies Development Plan Document (2014), and Greetham Neighbourhood Plan (2014); and is recommending for approval.

