

Application:	2021/0110/FUL	ITEM 3	
Proposal:	Extension to an existing residential annexe.		
Address:	85 Main Street, Greetham, Rutland, LE15 7NJ		
Applicant:	Mr & Mrs Brett	Parish	Greetham
Agent:	N/A	Ward	Greetham
Reason for presenting to Committee:	Relation to RCC Employee		
Date of Committee:	1st June 2021		

EXECUTIVE SUMMARY

The amendment to the application, from a proposed separate dwelling to just the extension of the existing annexe, would not have a detrimental impact upon the relationship to the host dwelling or neighbouring properties, or the character or appearance of Greetham Conservation Area.

RECOMMENDATION

<p>APPROVAL, subject to the following conditions:</p> <p>1. The development shall be begun before the expiration of three years from the date of this permission.</p> <p>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.</p> <p>2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, as revised, labelled; 893/20/2G, and the materials specified in the application.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p>3. The annex shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 85 Main Street, Greetham.</p> <p>Reason: The relationship with the host dwelling makes it unsuitable for use as an independent residential unit.</p>
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Site & Surroundings

- The application relates to an existing one-bedroom single storey annex in the rear garden of no. 85 Main Street. It has been used as additional family accommodation as well as a bed and breakfast use in the past. The host dwelling is an unlisted, traditional stone cottage in the Greetham Conservation Area. A Public Right of Way runs past the house.
- The garden and annex are on higher ground than the main house and street, and the annex itself is on two levels due to the rising ground levels in the rear garden. Existing parking is to the side of the house, and the applicant owns an additional strip of land to the east that provides extra parking provision, as well as steps leading up to the annex.

3. Current accommodation for the annex is a sitting room, bedroom, shower room and kitchenette, with an internal floorspace of 38.6m².
4. There is a dwelling (no. 5 Wheatsheaf Lane) immediately to the east of the annex on the same raised ground level, separated by a 1.7m high fence.

Proposal

5. The application as originally submitted was to change the use of the annex to a separate 2 bed dwelling, as well as a single storey rear extension to accommodate a change of layout and an additional bedroom.
6. Following consideration of the scheme as well as the site history (see below), and discussions with the agent, the proposal was revised to extend the building as previously proposed, but maintain its use as ancillary accommodation to the host dwelling (no. 85 Main St), rather than a separate dwelling in its own right.
7. The rear extension would be approximately 7m wide, 5.9m long and 3.9m high, with a pitched roof. Materials would be coursed rubble stonework and pantile roofing to match the existing building.
8. The plans are attached as an appendix.

Relevant Planning History

Application	Description	Decision
85/0207	Conversion of barn with extensions to form a dwelling	Refused
85/0372	Conversion of and extension to existing barn to form a granny-annex	Permission

Planning Guidance and Policy

National Planning Policy Framework (NPPF)

Chapter 9 - Promoting sustainable transport

Chapter 12 - Achieving well-designed places

Chapter 16 - Conserving and enhancing the historic environment

Core Strategy DPD

CS19 - Promoting Good Design

CS22 - The Historic and Cultural Environment

Site Allocations and Policies DPD

SP15 - Design and Amenity

SP20 - The Historic Environment

Greetham Neighbourhood Plan (2017)

CH1 - Built Form

Supplementary Planning Document - Extension to Dwellings

Consultations

9. **Greetham Parish Council**
Support – The car park should be clearly marked for the extra two parking spaces
10. **Public Rights of Way Officer**
No comments or objections
11. **Conservation Advisor**
No objection
12. **Highway Authority**
No objection

Neighbour Representations

13. None

Planning Assessment

14. At the Statutory level, The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.
15. Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF 2019). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.
16. The main issues are the relationship of the annex to the host dwelling and the neighbouring properties.

Annex

17. With regard to the original proposal for a separate dwelling, officers considered that this would create an unacceptable relationship with the current host dwelling. As set out above, in 1985 there was an application refused for the conversion of the building to a separate dwelling (reference no. 85/0207). One of the reasons for refusal related to the tandem development/relationship with the host dwelling. Permission was subsequently granted for the current annex later that year (85/0372), with a condition imposed requiring it only to be occupied as ancillary accommodation.
18. The revised plans submitted during the lifetime of the application changed the proposal and removed the proposed separation of the site, resolving this issue.

The size of the extension is not excessive in relation to the existing building or the garden, and the building would still be ancillary to the main house (a fresh ancillary accommodation condition is proposed to secure this). Additionally, the extension would not be visible from the road/public viewpoints, and would not have a detrimental impact upon the character or appearance of Greetham Conservation Area.

19. As such it is considered that the proposal as revised would not be contrary to 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), or the Greetham Neighbourhood Plan (2017).

Residential Amenity

20. The neighbour to the east has two small side windows that face the application site near to where the proposed rear extension would be located. These are secondary windows serving a bedroom and lounge. Given the primary windows to the north and south, as well as the existing boundary fence, it is considered that there would not be a detrimental impact upon the neighbour's amenity in terms of overbearing impact or loss of light as a result of the proposed extension. Additionally, no objection has been received.
21. Taking into account the nature of the proposal and its small scale, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the Section 12 of the NPPF (2019), Policy CS19 of the Rutland Core Strategy (2011) and Policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

Highway issues

22. The comments from the Parish are noted, albeit relate to the original proposal for a separate dwelling. Notwithstanding this, there are two parking spaces shown on the plan in addition to the existing off-street parking for the main dwelling. The property does not access directly onto Main Street and therefore are able to turn on the small private road before accessing the public highway.
23. The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the Section 9 of the NPPF (2019).

Crime and Disorder

24. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

25. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this

recommendation. It is considered that no relevant Article of that act will be breached.

Conclusion

26. Taking the above into account, it is considered that the proposal as revised 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 the Greetham Neighbourhood Plan (2017).