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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2022/0391/FUL	ITEM 3	
Proposal:	Single Storey rear extension		
Address:	5 Croft Lane Ashwell Rutland LE15 7LL		
Applicant:	Mrs. Pam Smith	Parish	Ashwell
Agent:		Ward	Exton
Reason for presenting to Committee:	Applicant is a member of staff		
Date of Committee:	24 th May 2022		
Determination Date:	23 rd May 2022		
Agreed Extension of Time Date:	27 th May 2022		

EXECUTIVE SUMMARY

The extension is of a size, form and appearance which would preserve the Listed Building and its setting whilst not impacting adversely on the character of the Ashwell Conservation Area.

RECOMMENDATION

Recommendation: Approve subject to the following conditions:-

1. The works shall begin before the expiration of 3 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 works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 03, 004, 07, 08 and 09.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The development hereby permitted shall be constructed entirely of the materials details of which are stated on the submitted application form.
Reason: To ensure that materials of an acceptable quality appropriate to the area are used.
4. The rooflights to be used in the development hereby approved shall be of a Conservation type only.
Reason: To protect the character of the listed building.
5. Before occupation of the extension hereby approved details of the siting of 1 group of 3 Swift boxes/bricks on the dwelling shall be submitted to and approved in writing by the local authority. The approved Swift box/bricks shall be installed before occupation of the extension.
Reason: In the interests of the protection of wildlife and their habitat.

Site & Surroundings

1. The property is a Grade II Listed Building in the Ashwell conservation area. The application site is accessible off Woodside (Private drive) which itself is off the northern side of Cottesmore Road.

Proposal

2. The proposal seeks consent for the erection of a single storey extension. The proposal includes a mono-pitched lean-to extension on the northern (rear elevation) facing the rear garden.

3. The proposal is a lean-to extension 2.5 metres deep by 3.9 metres high to eaves of 2.3 metres. It includes a double-glazed timber window on the eastern elevation with matching Georgian bar fenestration to be similar in appearance to the windows on the existing eastern elevation of the listed building.
4. The extension will be 6 metres wide. It will be clad in reclaimed bricks to match with reclaimed clay rosemary tiles to match the existing roof of the listed building.
5. The northern elevation will include timber French doors facing the garden. The lean-to will attach onto the wide Chimney breast being set back approximately 1.2 metres from the main eastern façade.
6. The roof will include a cut-out around the existing bathroom window (with lead cladding) and include a conservation style rooflight set in a rosemary clay tiled roof like application with lead cladding surround.

Relevant Planning History

7. No relevant planning history

Planning Guidance and Policy

National Planning Policy Framework (NPPF) 2019

Chapter 9 – Promoting sustainable transport

Chapter 12 - Achieving well-designed places

Chapter 16 - Conserving and enhancing the historic environment

Site Allocations and Policies DPD (2014)

SP15 - Design and Amenity

SP20 - The Historic Environment

Core Strategy DPD (2011)

CS19 - Promoting Good Design

CS22 - The Historic and Cultural Environment

Officer Evaluation

Impact of the use on the character of the area

8. The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings about Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act').
9. 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 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.

10. The proposal for the extension being small in footprint and scale and being located in a position which will not be prominent within the main streetscene would be sympathetic to the character and appearance of the building. It would, therefore, not detract from the appearance of the Listed building itself or this part of the Ashwell Conservation Area generally.
11. The proposal is therefore in accordance with the provisions of Sections 66(1) and 72 of Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and Policies CS22 of the Core Strategy and SP20 of the Site Allocations and Policies Development Plan.

Impact on the neighbours' residential amenities

12. Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with Section 12 of the NPPF (2021), Policy CS19 of the Rutland Core Strategy (2011) and Policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

Highway issues

13. The proposed development would not result any unacceptable impact on the highway safety and adopted parking standards.

Crime and Disorder

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

Human Rights Implications

15. 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.
16. It is considered that no relevant Article of that act will be breached.

Consultations

17. Ecology

Thank you for consulting us on this planning application.

The proposed extension is single storey and does not appear to impact the roof space or roofline of the existing building, therefore a bat survey is not required.

The site is in a 'Swift Alert Area' where swift have been recorded in the recent past; as a planning condition I recommend installation of 1 group of 3 boxes/bricks in a suitable position. Further guidance on this can be found here https://www.swift-conservation.org/Leaflet_1_Swifts_Nest-boxes_at_Your_Home-small.pdf The locations of these should be marked on the plans, details of box specification provided, and photographs submitted after they have been installed to enable the condition to be

discharged.

18. Parish Consultation

Ashwell Parish Council has no objection to this application.

Neighbour Representations

19. None received.

Conclusion

20. Due to the size, location and appearance of the extension there will be no adverse impact on highway safety, private residential amenity or the character of the Ashwell Conservation Area.

Furthermore, the extension will not adversely impact on the historic fabric or setting of the listed building.

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), Policy CS19 and CS22 of the Rutland Core Strategy (2011), Policy SP15 and SP20 of the Site Allocations and Policies Development Plan Document (2014).