

© Crown copyright and database rights [2013]
Ordnance Survey [100018056]



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2023/1295/FUL	ITEM 3	
Proposal:	Fabric improvements to dwelling consisting of rendering exterior walls, insertion of roof light to southern elevation and repairs to existing ridge tiles.		
Address:	8 Catmose Park Road, Oakham		
Applicant	Mr Kevin Perrett	Parish	Oakham Town Council
Agent:	Mr Glenn Collingwood Belvoir Architecture	Ward	Oakham South Ward
Reason for presenting to Committee:	Applicant is an Elected Member of the Council		
Date of Committee:	27 February 2024		
Determination Date:	30 January 2024		
Agreed Extension of Time Date:	01 March 2024		

EXECUTIVE SUMMARY

The proposed rendering, rooflights and roof repairs/replacements would not have a detrimental impact upon the character or appearance of Oakham Conservation Area, neighbouring properties, 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:
 - Proposed Block Plan – received 05.12.2023.#
 - CP-05 – Proposed Floor Plan – received 05.12.2023.
 - CP-06 – Proposed Elevations – received 05.12.2023.
and the details submitted within the Application Form.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place until the existing tree at the front of the property, which is subject to a Tree Preservation Order, has been protected by the erection of temporary protective fences (in accordance with BS5837:2012) fully around the grassed area at the front of the property, to create a Construction Exclusion Zone. The protective fences shall be retained throughout the duration of the works, and within this Construction Exclusion Zone the existing ground level shall be neither raised nor lowered and no materials, vehicles, temporary building or surplus soil shall be placed or stored there.

Reason: The tree is an important feature in the area and this condition is imposed to make sure that it is properly protected while building works take place on the site.

Informatives

1. The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst expert advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.

Site & Surroundings

1. The application relates to an unlisted, detached dwelling in the Conservation Area of Oakham. The existing materials are facing brickwork. There are no listed buildings close to the site.
2. The dwelling cannot be seen from the entrance to Catmose Park Road due to the screening provided by the mature trees (which are also subject to an Area Tree Preservation Order), and due to the dwelling being set back over 7 metres from the Road.

Proposal

3. Permission is sought to render the existing, insert an additional roof light on the southern elevation, and replace the existing mortar.
4. The plans are attached as an appendix.

Relevant Planning History

FUL/2002/0827 – Construction of two-storey extension and conservatory to rear (east) elevation. Erection of replacement double garage and store.

Planning Guidance and Policy

National Planning Policy Framework

Chapter 9 – Promoting Sustainable Transport

Chapter 12 – Achieving Well-Designed Places

Chapter 16 – Conserving and Enhancing the Historic Environment

Rutland Core Strategy (2011)

SP15 – Design and Amenity

SP20 – The Historic Environment

Site Allocations and Policies DPD (2014)

CS19 – Promoting Good Design

CS22 – The Historic and Cultural Environment

Supplementary Planning Document

Supplementary Planning Document – Design Guidelines for Rutland SPS (2021)

Oakham and Barleythorpe's Neighbourhood Plan

Policy 2 - Delivering Good Design

Consultations

Neighbour and Parish Representations

Below is a summary of the comments. Full details can be viewed on the Council's website. (https://publicaccess.rutland.gov.uk/online-applications/?_ga=2.69299920.1503643438.1693558555-1954588303.1693558555)

5. **Oakham Town Council**
No comments or objections
6. 6 Catmose Park Road - Mr and Mrs Dave and Kay Cowgill - Looks like an excellent design and proposal. We fully support.

Planning Assessment

Design & Visual Impact

7. The application proposes to render the existing dwelling in an off-white colour. The dwelling is currently constructed of brick and the rendering of the dwelling would be considered to improve the external appearance of the dwelling.
8. There is already a proposed roof light on the dwelling as existing and as such the proposed additional roof light would not be out of keeping with the existing dwelling. As the roof light is on the side elevation it would not be seen from the front elevation.
9. The dwelling can be partially seen from the eastern side of Stamford Road but given the other dwellings within Catmose Park Road that can be seen from this section of Stamford Road are much larger and more prominent, the proposed development would not have an impact on the setting of Stamford Road. Additionally, Catmose Park Road presents an eclectic street scene, with examples of brick, different types of cladding, and render. Therefore, the proposed external change to the dwelling is not considered to have an impact on the existing street scene or the character or appearance of the Conservation Area.
10. Although there are alterations to the roof, the existing tiles are being retained and re-used. All existing doors and windows will be retained.

Residential amenity

11. The rooflight is proposed on the south elevation which forms the side elevation of the dwelling. There is a roof light already on this elevation as existing. The neighbouring property (number 6) does not have any windows on its upper northern elevation and therefore the additional roof light is not considered to result in any unacceptable overlooking impacts.
12. The proposed development does not increase the existing footprint and as such is not considered to be any overshadowing concerns.

Highway Safety & Parking

13. The proposed development does not impact the existing parking and turning for the property, and due to the small scale of the development it is considered that the

construction vehicles required for the development would be able to park in the drive and not obstruct Catmose Park Road.

Ecology

14. The section of the roof where the rooflight is proposed has already been converted and therefore the presence of bats is unlikely. However, an informative has been added to the decision.

Trees

15. There is a protected tree at the front of the property which is an important feature within the street scene. There is a section of grass at the front of the property which separates the tree from the drive, Whilst the development will not have an impact on this tree, a condition has been added for a construction exclusion zone around the grassed area to ensure that there is no parking or storage of materials on the grassed area close to the tree.

Crime and Disorder

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

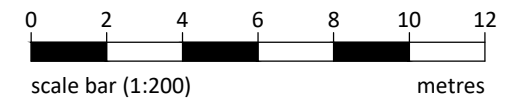
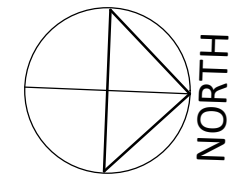
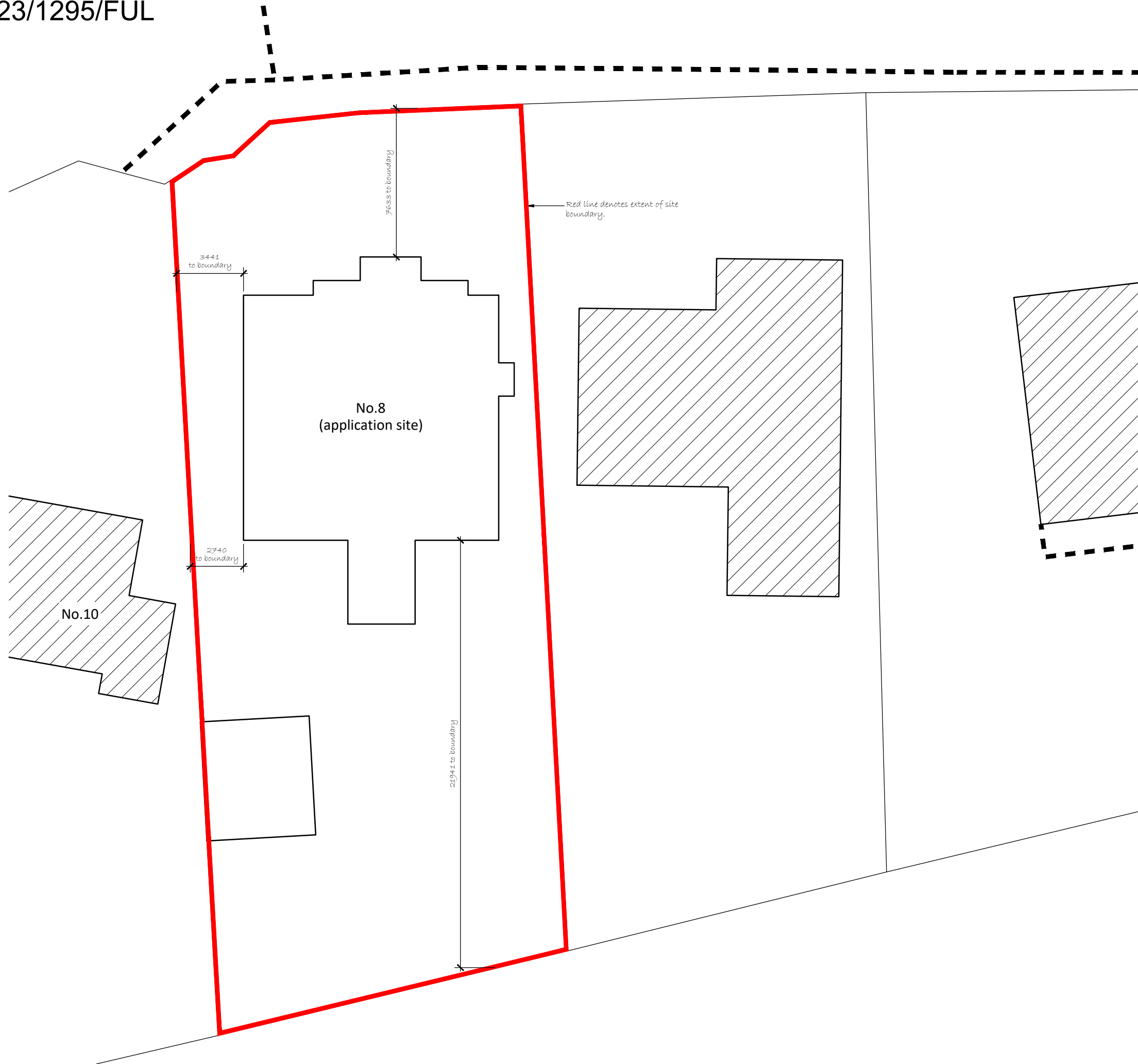
Human Rights Implications

17. 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

18. Due to the appearance of the proposed development, it would not have a negative impact on the character of the area, neighbouring properties or highway safety. As such, 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), Supplementary Planning Document: Design Guidelines for Rutland (2021), and Policy 2 of Oakham and Barleythorpe's Neighbourhood Plan. There are no material considerations that indicate otherwise although conditions have been attached.

NOTES:
Dimensions and levels to be verified on site by the contractor.
Any discrepancies are to be notified immediately.
Copyright is reserved by Belvoir Architecture and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without consent. If in doubt, ask.



Telephone: 07787 962823
 Email: info@belvoirarchitecture.co.uk
 Website: belvoirarchitecture.co.uk

Client:
**8 Catmose Park Road
 Oakham
 Rutland.
 LE15 6HN.**

Drawing Title:
**Block Plan as Existing
 and as Proposed**

Scale @ A3: **1:100** Date: **07/23**

Drawing No: **CP-02** Revision: **.**

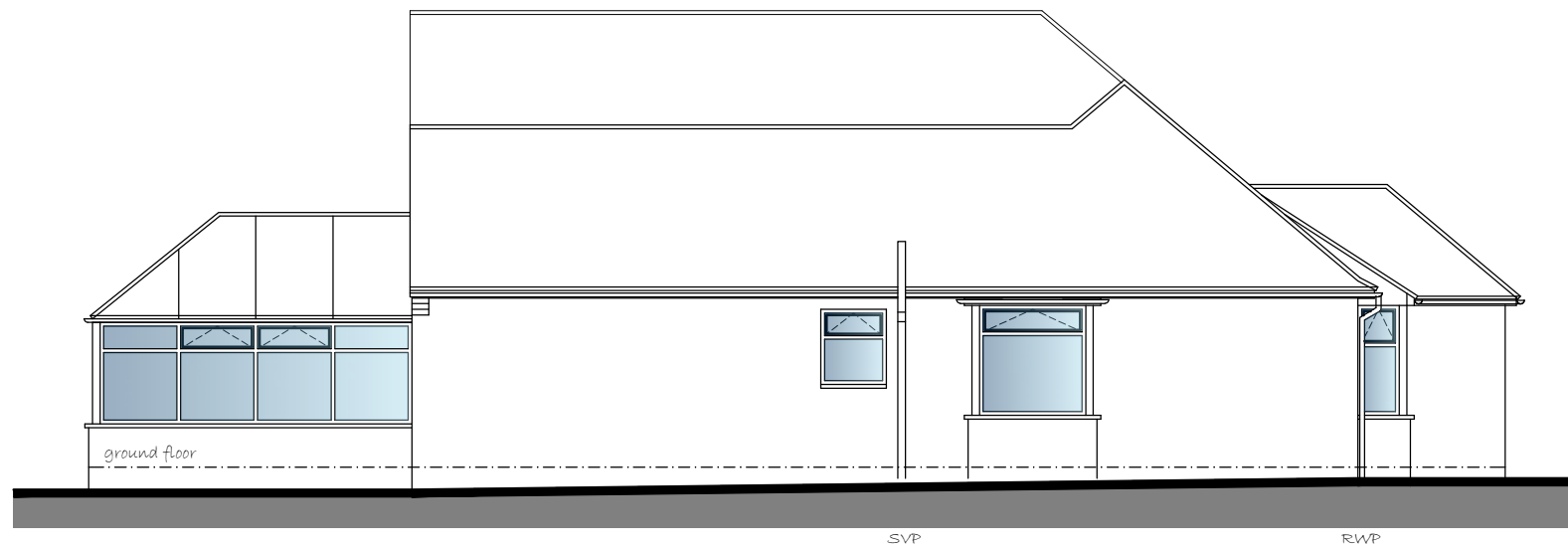
NOTES:
 Dimensions and levels to be verified on site by the contractor.
 Any discrepancies are to be notified immediately.
 Copyright is reserved by Belvoir Architecture and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without consent. If in doubt, ask.



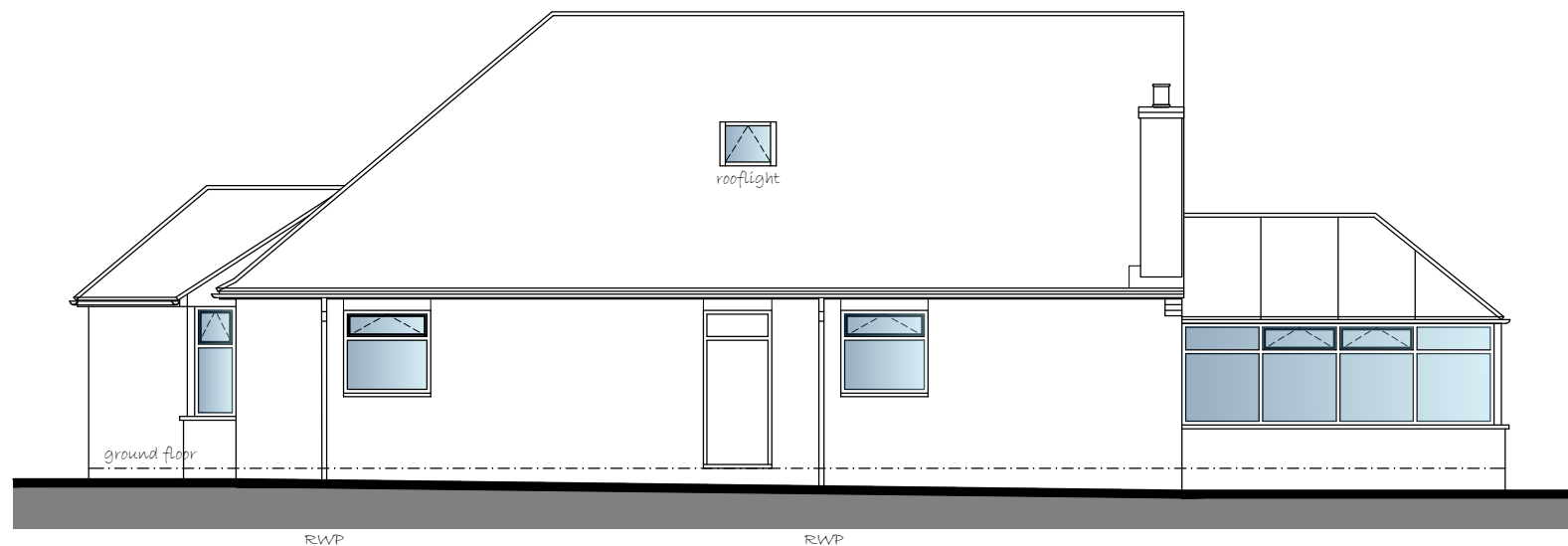
Front (west) Elevation @ 1:100



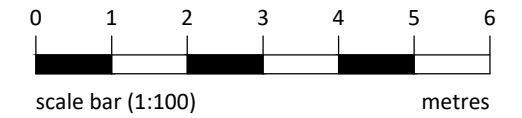
Rear (east) Elevation @ 1:100



Side (north) Elevation @ 1:100



Side (south) Elevation @ 1:100



BELVOIR
 ARCHITECTURE

Telephone: 07787 962823
 Email: info@belvoirarchitecture.co.uk
 Website: belvoirarchitecture.co.uk

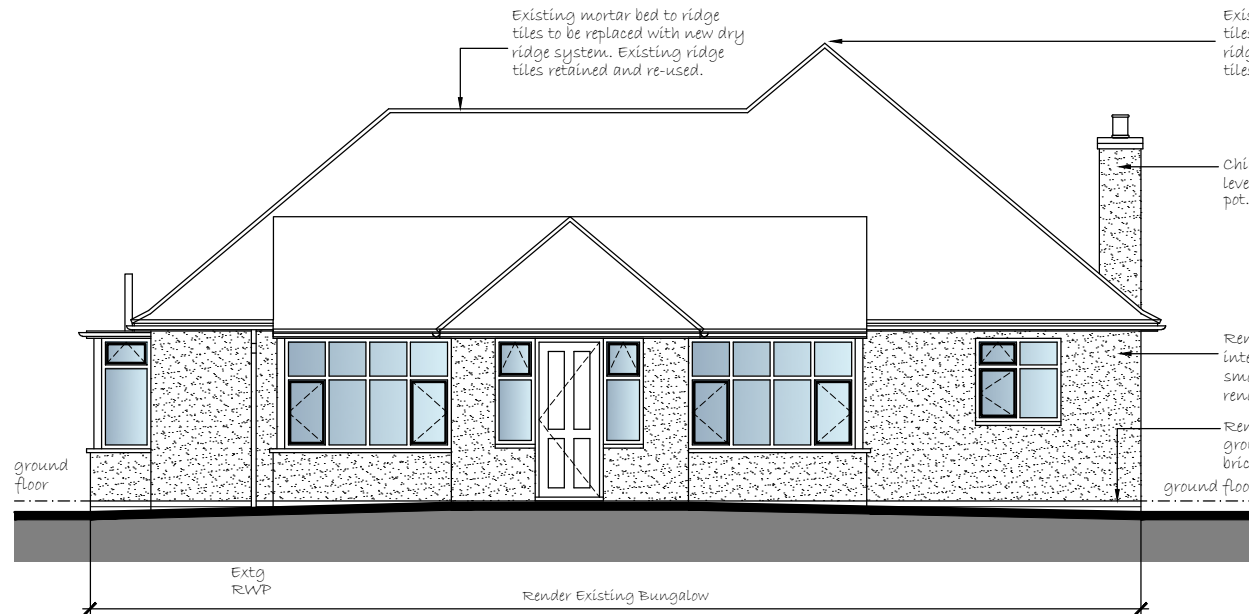
Client:
 8 Catmose Park Road
 Oakham
 Rutland.
 LE15 6HN.

Drawing Title:
 Elevations as Existing

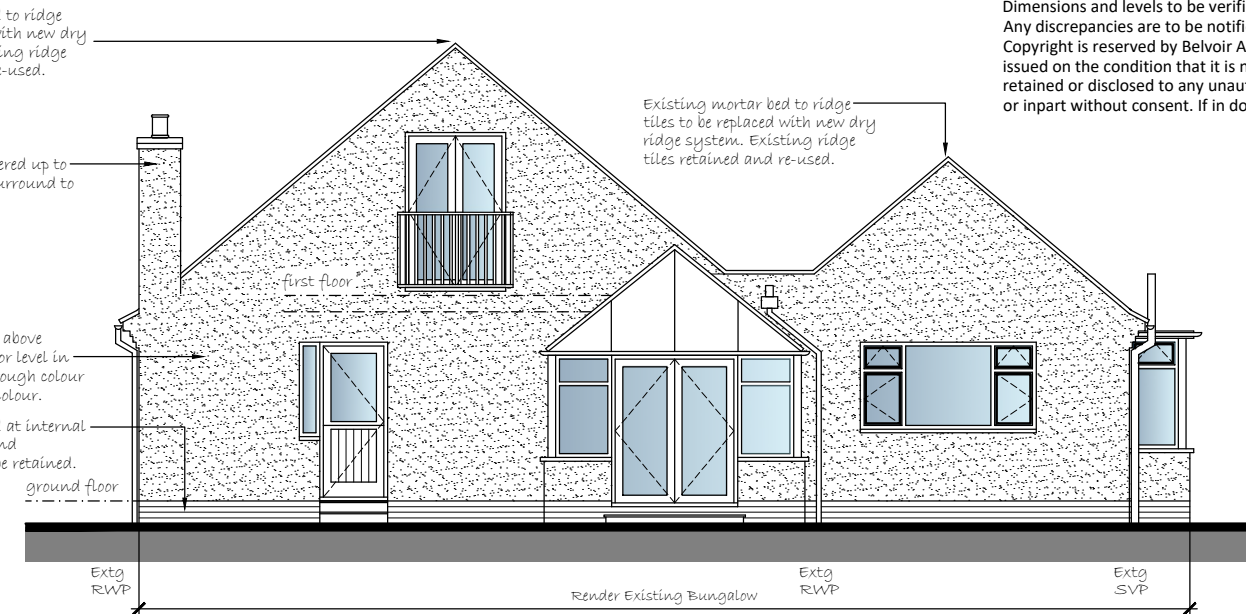
Scale @ A3: 1:100
 Date: 07/23

Drawing No: CP-04
 Revision: .

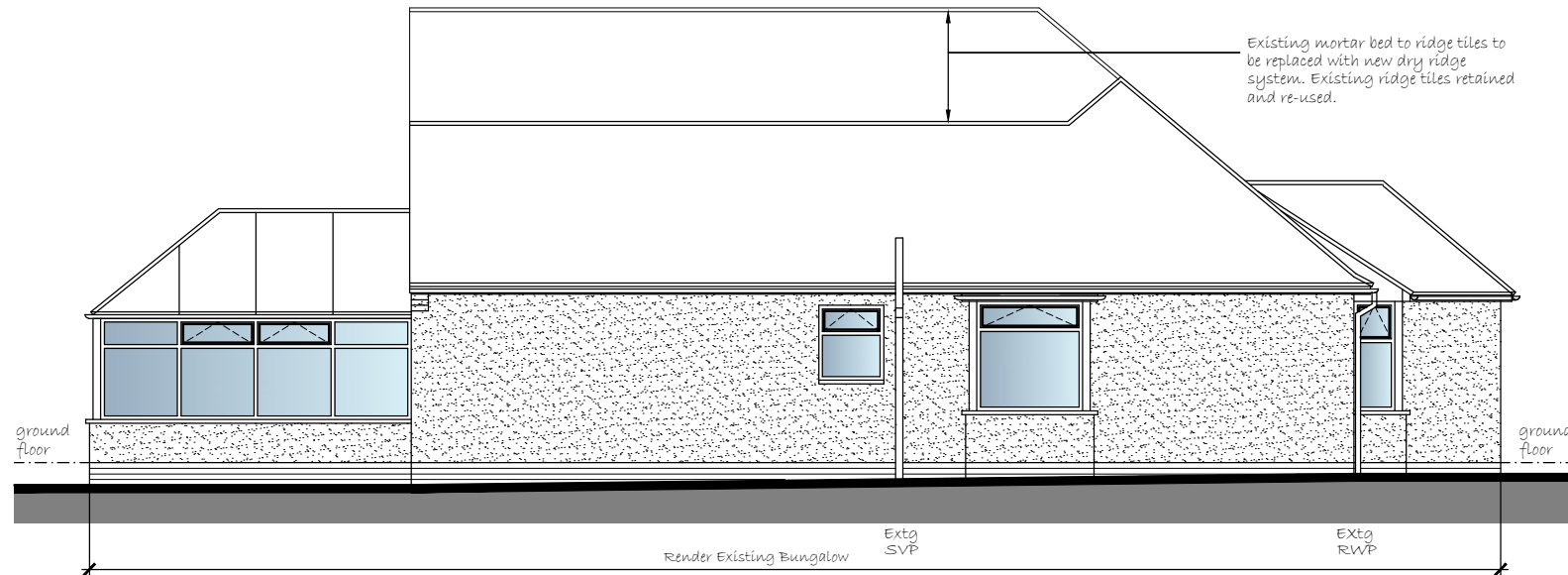
NOTES:
 Dimensions and levels to be verified on site by the contractor.
 Any discrepancies are to be notified immediately.
 Copyright is reserved by Belvoir Architecture and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without consent. If in doubt, ask.



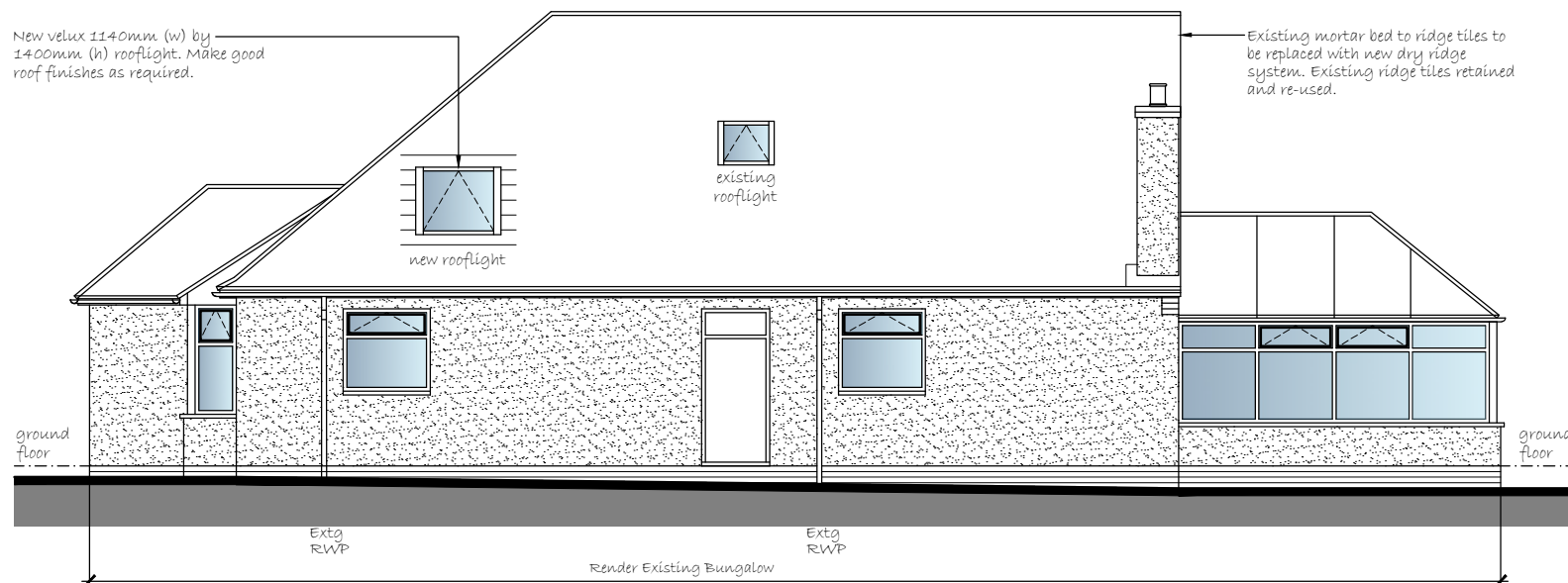
Front (west) Elevation @ 1:100



Rear (east) Elevation @ 1:100



Side (north) Elevation @ 1:100



Side (south) Elevation @ 1:100

ELEVATION NOTES

From internal ground floor level and above provide new through coloured render finish to all elevations covering up all existing soldier courses and verge details.

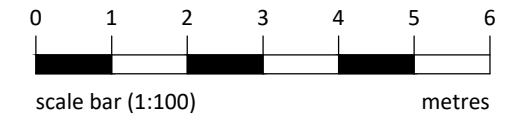
Existing chimneys to receive through coloured render finish to all sides from lead flashing level up to underside of brickwork capping beneath pots.

All render finishes to be off white. System to be by K-Render or equal approved.

All existing external windows and doors to be retained.

All existing gutters, downpipes, fascias and soffits to be retained.

All existing roof tiles to be retained, but ridge to be replaced with dry ridge system utilising existing ridge tiles.



BELVOIR
 ARCHITECTURE

Telephone: 07787 962823
 Email: info@belvoirarchitecture.co.uk
 Website: belvoirarchitecture.co.uk

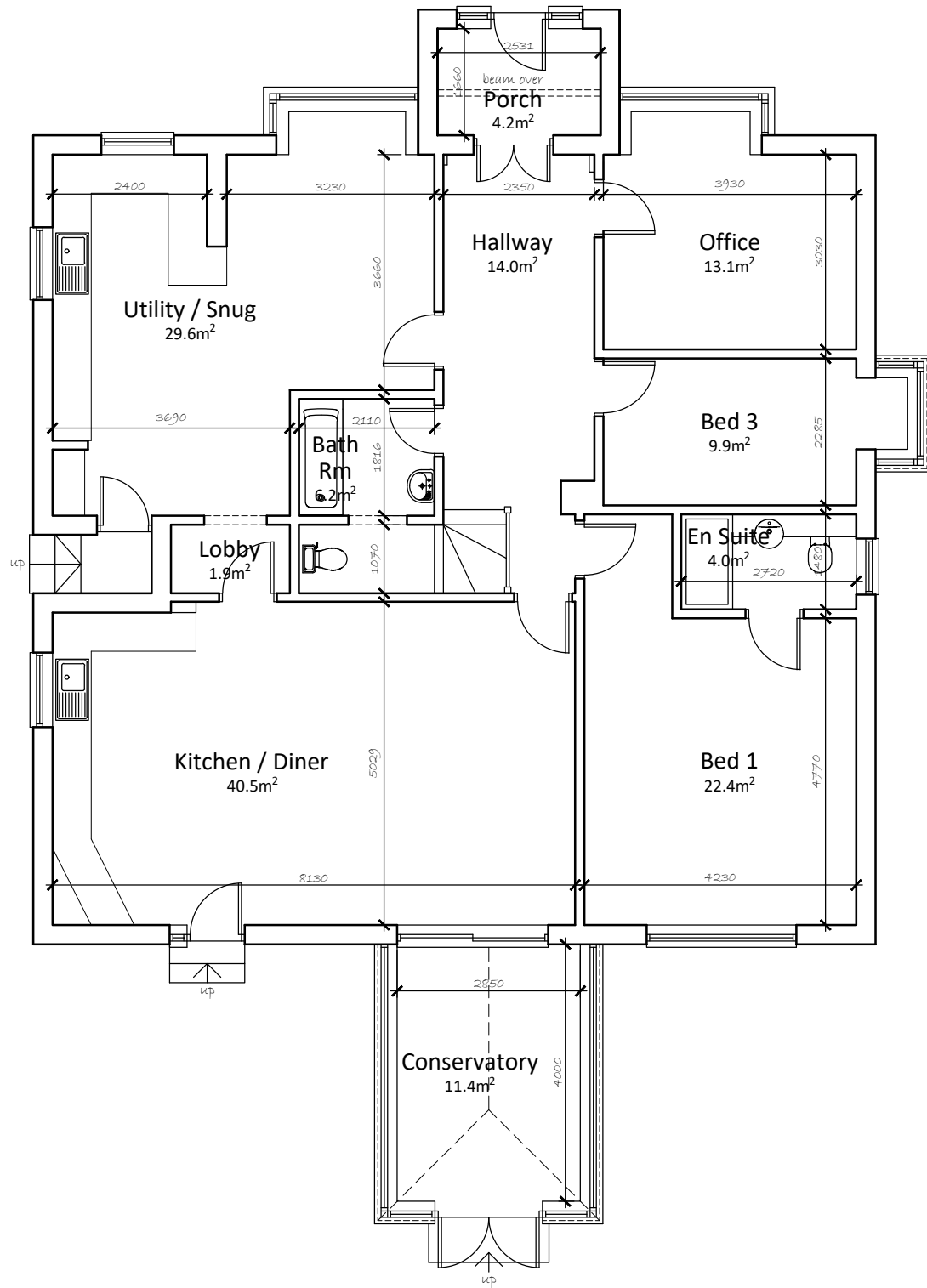
Client:
8 Catmose Park Road
Oakham
Rutland.
LE15 6HN.

Drawing Title:
Elevations as Proposed

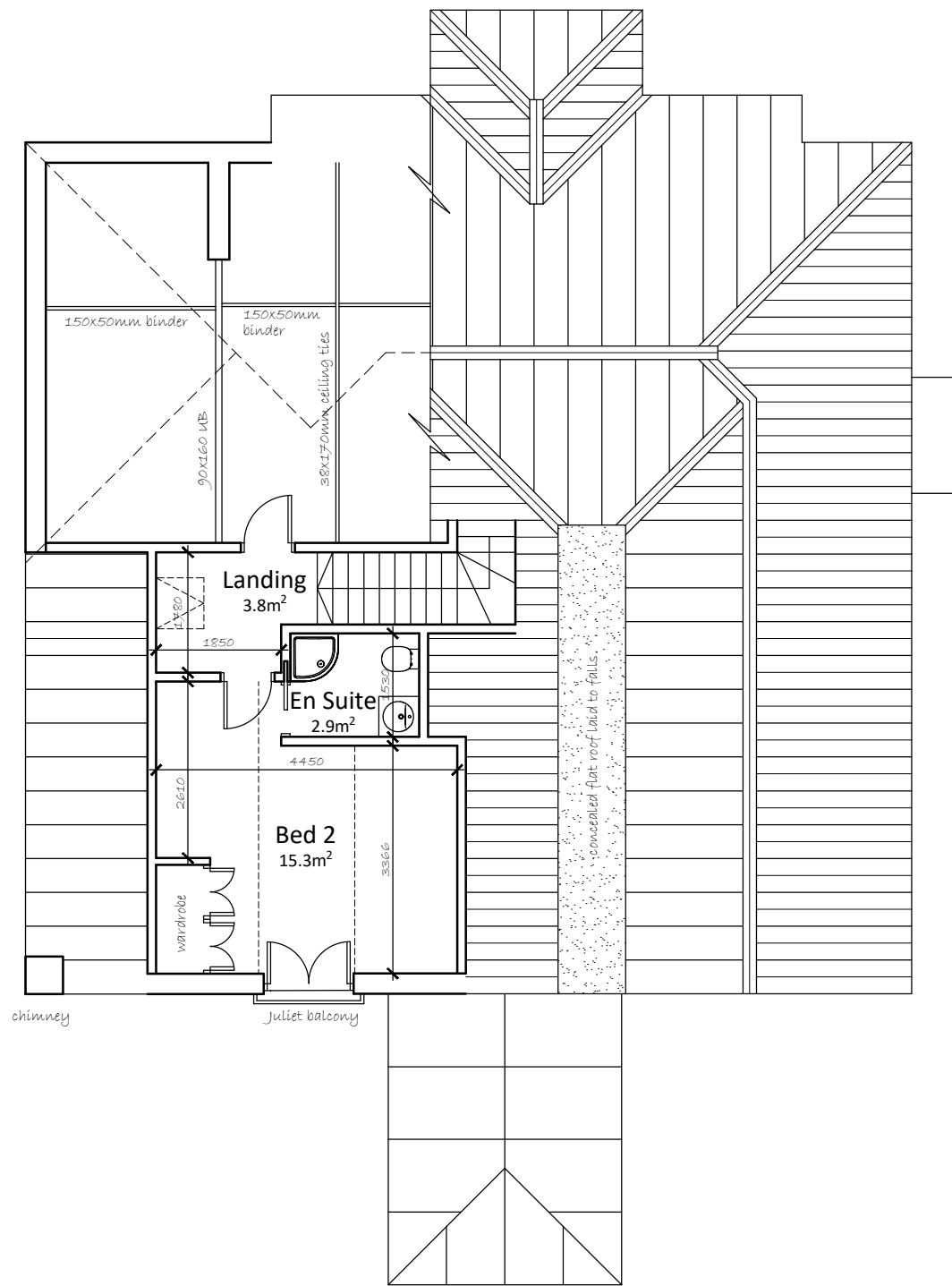
Scale @ A3: **1:100** Date: **07/23**

Drawing No: **CP-06** Revision: **.**

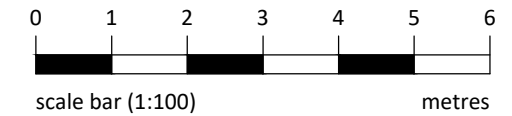
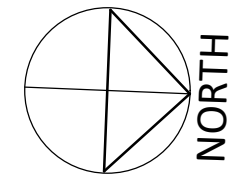
NOTES:
 Dimensions and levels to be verified on site by the contractor.
 Any discrepancies are to be notified immediately.
 Copyright is reserved by Belvoir Architecture and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without consent. If in doubt, ask.



Ground Floor Plan @ 1:100



First Floor Plan @ 1:100



BELVOIR
 ARCHITECTURE

Telephone: 07787 962823
 Email: info@belvoirarchitecture.co.uk
 Website: belvoirarchitecture.co.uk

Client:
**8 Catmose Park Road
 Oakham
 Rutland.
 LE15 6HN.**

Drawing Title:
Plans as Existing

Scale @ A3: **1:100** Date: **07/23**

Drawing No: **CP-03** Revision: **.**

NOTES:
 Dimensions and levels to be verified on site by the contractor.
 Any discrepancies are to be notified immediately.
 Copyright is reserved by Belvoir Architecture and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without consent. If in doubt, ask.

NOTES FOR TENDERERS

Contractor to allow for the following:-

Utility Room

This room is to be finished as a plasterboard and skimmed room with the provision of all electrics and lighting and heating. Switches and light specifications to be agreed with client. Foul waste to be installed and capped 300mm above floor level. The client will install the fixtures and fittings, flooring and decorate the room.

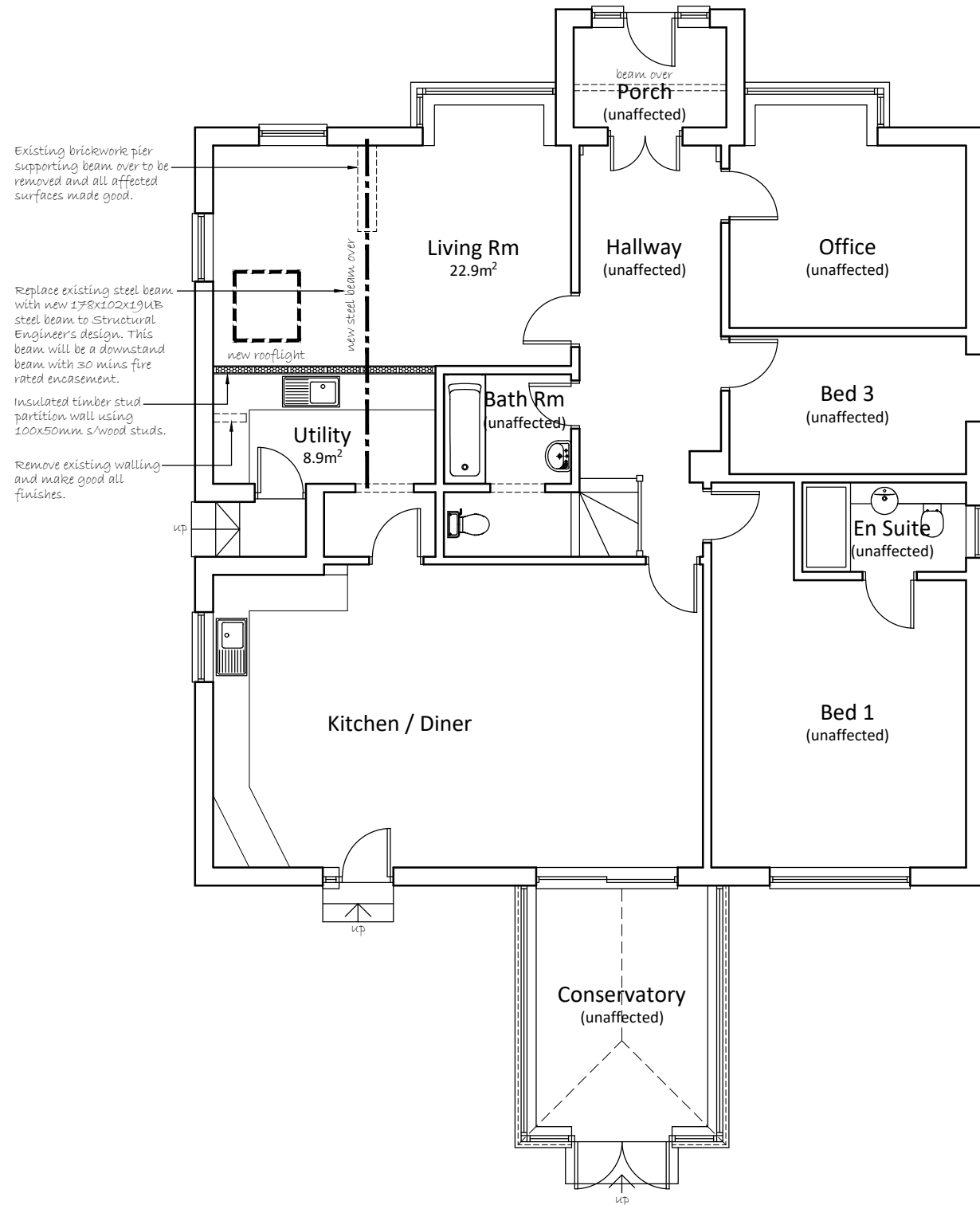
Contractor to allow for complete electrical installation and Part P Certification.

Roof Space

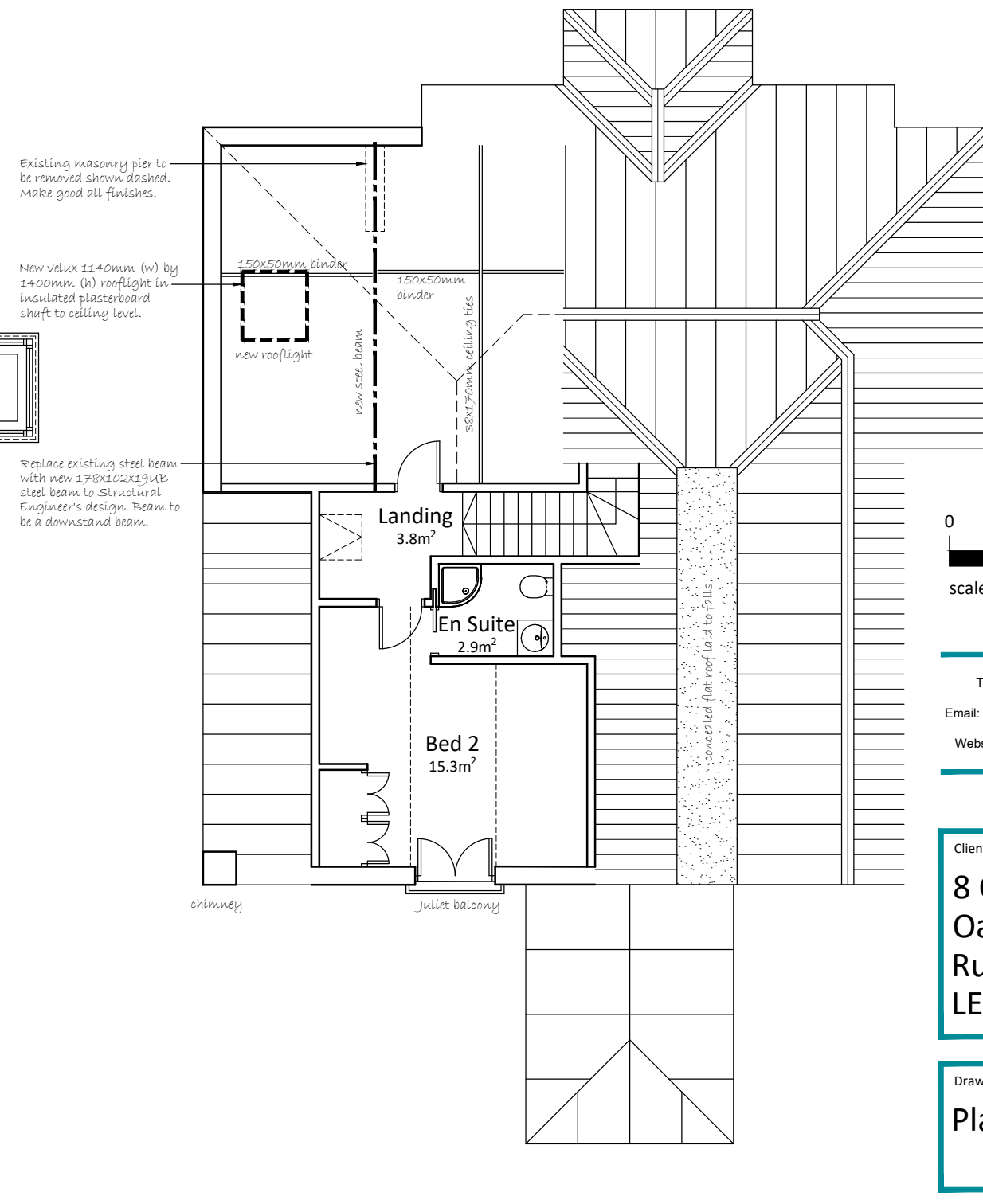
Strip out all of the existing insulation within the accessible roof void, and thoroughly clean the roof space. Throughout the space install new Rockwool Roll Insulation in two parts. 100mm between joists and 200mm over joists to achieve 0.14W/m²K. Assume 98m² for tendering.

Allow for construction of 800mm wide plywood walkway to access all walkable parts of roof void.

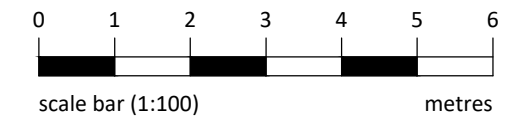
Offer a variation option which includes all painting decorating and finishing works to the living room and finishing work to the revised entrance into the utility room from the kitchen.



Ground Floor Plan @ 1:100



First Floor Plan @ 1:100



BELVOIR
 ARCHITECTURE

Telephone: 07787 962823
 Email: info@belvoirarchitecture.co.uk
 Website: belvoirarchitecture.co.uk

Client:
**8 Catmose Park Road
 Oakham
 Rutland.
 LE15 6HN.**

Drawing Title:
Plans as Proposed

Scale @ A3: **1:100** Date: **07/23**

Drawing No: **CP-05** Revision: **.**

