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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2016/0377/FUL	ITEM 3	
Proposal:	Demolition of existing extensions including conservatory and construction of new single storey extension, installation of 2 new windows. Creation of new vehicular access and driveway.		
Address:	The Barn, 4A, Glebe Road, North Luffenham, Rutland, LE15 8JU		
Applicant:	Mr Rodney James	Parish	North Luffenham
Agent:	Andrew Pile A+D Studio Ltd	Ward	Normanton
Reason for presenting to Committee:		Referred by Chairman	
Date of Committee:		5 th July 2016	

EXECUTIVE SUMMARY

The application site is situated within the conservation area and the planned limits to development for North Luffenham. The proposals are in accordance with the Local Development Plan. The application for a single storey front extension would result in a neutral impact upon the conservation area. Equally there would not be any additional detrimental impact upon the setting of the adjacent listed building. Revised plans have been received to remove the additional window and roof-light to the north elevation. The additional access would not result in any additional detrimental impact upon the character and appearance of the conservation area that would justify a reason for refusal.

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: Location Plan 0575 0100, Site Plan and New Access 0575 0200 A and Proposed Floor Plans and Elevations 0575 0201 E.

REASON - For the avoidance of doubt and in the interests of proper planning.

3. The external facing stone and copings to be used shall match in colour, texture and form those used on the existing building.

REASON - This is in the Conservation Area where matching materials are a visually essential requirement.

Site & Surroundings

1. The Barn, 4A Glebe Road is a former barn sited within North Luffenham Conservation area. The barn was converted into a dwellinghouse following a planning approval in 1973. The former barn is a traditional stone building with a Collyweston tiled roof. Two existing conservatories and an additional stone porch would be removed to facilitate the new extension.
2. The existing dwellinghouse lies at a 90 degree angle to the highway and is accessed via

a long shared drive. The private garden for the application site lies to the front of the building.

3. The adjacent properties to the east are former barn conversions of a similar style. Bede House Farm, a grade II* listed building, lies directly to the north. Glebe Road is in the south west corner of the village. The surrounding properties in this part of the village differ in age, style and design. However they are predominantly stone and sited back from the highway with front gardens, driveways and off-road parking.

Proposal

4. The application proposes a single storey flat roof extension to the front elevation. It would be a stone building to match the existing former barn with the addition of timber and aluminium composite windows and timber cladding panels adjacent to the proposed doors.
5. An existing conservatory to the south of the building would be demolished. A current access door into the conservatory would be replaced with glazing. A window to the first floor above would be extended to become full length with a Juliet balcony added.
6. An additional first floor window and a proposed roof-light to an existing out-shut were proposed for the north elevation. Revised plans now indicate their removal.
7. A new access from Glebe Road is proposed 11metres to the west of the existing shared access.

Relevant Planning History

Application	Description	Decision
471/73	The conversion of existing barn to form a dwellinghouse and the construction of a vehicular access.	Permission 21.08.73
76/0162	The erection of a garage and car-port	Permission 12.07.76
94/0789	Single storey conservatory extension	Permission 15.02.95
94/0792	Demolition of section of wall to enable a conservation extension	Permission 15.02.95
FUL/2002/0694	Single storey extension to west elevation	Refusal 18.09.02
FUL/2002/0916	Single storey extension to side (west) elevation, incorporating existing porch.	Permission 14.11.02

Planning Guidance and Policy

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

8. North Luffenham Parish Council

- The proposed site had been visited, but it was not discussed with the applicant, as he is not resident and lives some distance away.
- There have been representations from residents immediately to the west, east and north of the proposal. The residents were objecting to the proposed vehicular access to Glebe Road and the committee agreed that there did not appear to be good reason for this proposal. If better access was required then the existing opening onto the present access road could be slightly enlarged. The proposal would add another access to a reasonably busy road, require removal of part of an old stone wall and encroach significantly on the garden. This would affect the appearance of the area that is in a conservation area.
- The property immediately to the north of the proposal had been visited and the application discussed with the residents. One of the residents was present at the meeting and expressed concerns from the floor.
- The proposed north facing window directly faces a bedroom window in their property and gives a direct view of their garden thus affecting their privacy. This room already has light access as there is an existing window facing west.
- The proposed extension is not a replacement as the present structure to be demolished is a 'garden room'. The extension is large and changes the character of the property and would have a significant visual impact on the property to the north.

9. Local Highways Authority

No objections subject to the following notes to applicant;

- You will need to obtain a Highways Licence from Rutland County Council Highways department before any work can commence on the new access. This will require that the access is built to a standard specification and that contractors are sufficiently insured against public liability whilst operating in the highway.
- Road cleaning will need to be carried out during construction to ensure that the highway is kept clear of deleterious material.

10. Historic England

- Our specialist staff has considered the information received and we do not wish to offer any comments on this occasion.
- Recommendation
The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again on this application.

Neighbour Representations

11. Bede Farm House x1

- Privacy and Overlooking – An unreasonable loss of privacy due to new first floor window in north gable

- New roof-light out of character and affecting setting of listed building. It would be at eye level and again result in loss of privacy
 - Bulk of extension on common boundary should be kept to a minimum and should not project more than 3 metres.
 - Proposal in a conservation area and would affect setting of listed building.
 - The extension is ugly, overbearing, out of scale and out of character compared with other existing properties.
 - Loss of view to south and impact on this important part of residential amenity.
12. Bede Farm House x2
- Loss of privacy from overlooking from new window in north gable
 - New roof light out of character
 - Proposed extension will impact on light into the garden and view
 - Proposed extension is out of keeping with other buildings – there are no flat roofs
 - This part of Glebe Road is already hazardous and an additional entrance will add to the propensity for a collision.
 - Plans do not show a turning space to prevent cars reversing into the road.
 - The trio of barns are a feature of our history and it would be a shame to lose this part of our heritage.
13. 4 Glebe Road
- Another exit is unnecessary, it is a busy road and an existing access is in place.
14. Chater Cottage
- It is already difficult to see when coming out of the shared driveway
 - Glebe Road is a busy road with cars regularly speeding above 30mph
 - Another access will prevent safe use of current driveway. If vehicles are emerging at the same time it will be difficult to see past one another.
 - Suggest that the current access is widened.

Planning Assessment

15. The main issues are
- Impact upon North Luffenham Conservation Area
 - Impact upon the setting of a listed building
 - Impact upon residential amenity
 - Impact upon the Highway

Impact upon North Luffenham Conservation Area

16. With regard to the impact on the Conservation Area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires that in exercising planning powers special attention should be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. This carries significant weight in considering planning applications.
17. The application site is a linear building set some 30metres from the public highway to the south. The immediate private garden for this property is situated to the west of the property. It is considered that the west elevation is the principal elevation for this dwelling. As such the proposed extension would be sited to the front of the building. There is no rear curtilage for this property.
18. The application site was a former barn which was converted circa 1973 following a grant of planning permission. It is recognised that the building is still linear in form and retains the original Collyweston slate roof. However little else remains which would indicate that this building was a former barn. The conversion by today's standards is poor and fails to

reflect that it was a barn. When viewed from the front the building looks more like a row of former cottages given the number, size and style of window openings.

19. The proposal would see the removal of 2 modern conservatories, one of which is very visible from the public highway. Their removal would be welcome as they are alien features on a barn. The proposal would also result in the removal of a stone front porch which does not respect the character or form of the building. This again would be welcome.
20. The single storey front extension would be sited on the principal elevation. It would project 6.4 metres into the front garden and have a flat roof. Ordinarily flat roofed extensions are discouraged where they are not in keeping with the original design of the dwellinghouse. This flat roof building however is intended to be a contemporary addition and utilises a stone finish to complement and respect the existing building. The timber panels and the aluminium composite windows added together give the extension the modern contemporary design it is seeking.
21. This addition would be sited over 40 metres from the public highway. It is an accepted architectural approach to do a modern design in such a location.
22. The additional openings to the southern gable replace and extend existing openings. The window to the ground floor replaces an existing door which would be visible following the removal of the conservatory. The window to the first floor would be enlarged with a Juliet balcony added. This would be sited some 30m from the public highway.
23. Many of the changes have a positive impact on the appearance of the dwelling. The modern design approach is relevant and supported by the Council's Conservation Advisor. In conclusion the scheme has a neutral impact on the Conservation Area at least and arguably a positive impact.

Impact upon the setting of a listed building

24. The building to the north of the site is Bede House Farmhouse 9 Lyndon Road C15 of coursed rubble stone with a Collyweston slate roof. This building is linear in form. The south gable of the property faces onto the application site. The north gable of this building faces onto Lyndon Road. Public views of this building are limited to gaps between buildings on Glebe Road.
25. The common boundary between the application site and this building is laid to shrubbery, 2 small broad leaf trees and 1m high fencing. A greenhouse is also sited along this boundary within the garden of Bede House Farmhouse. Therefore views of this listed building are limited from the application site or towards the application site.
26. The occupants of the application site could utilise permitted development rights to erect a 2 metre boundary fence. The proposed extension would be sited 1m from this shared boundary and would be constructed of stone. It would only be 1m higher than any proposed fence
27. Informal discussion with the Conservation Advisor for Rutland County Council suggested that stone copings should be used on top of the stone wall forming the north boundary and that the scale of the roof-light would be inappropriate in the roof of the outshut. This was due to the loss of Collyweston slate. Revised plans indicate a stone coping and the roof-light has been removed entirely. Historic England offered no further comment.
28. The design of the extension is appropriate to its context and would not harm the setting of the listed building to the north.

Impact upon residential amenity

29. The windows proposed for the north gable have now been removed from the proposal. As such there would be no additional overlooking of the private garden of Bede House Farmhouse.
30. The proposed extension would be set in 1m from the shared boundary of Bede House and would extend 6.4m along the length of this shared boundary. It would have a maximum height of 3 metres. Bede House is sited to the north of the application site and any overshadowing would be minor in impact.
31. The current boundary is laid to planting on both sides of the boundary some of which will already contribute to shading. The area of garden directly beyond the application site is laid to vegetable plots and accommodates a greenhouse. Bede House has an extensive curtilage to the front of the property which faces east. This area would not be affected by the proposal.
32. On this basis the proposal would not result in an impact upon private residential amenity that would warrant a refusal of the application.

Impact on the Highway

33. Glebe Road has a 30mph speed limit. It runs from Lyndon Road to the north and continues south to the village of Morcott. When exiting the village via Glebe Road it is some 200 metres before the national speed limit applies. The Local Highways Authority has raised no objection to the additional access. Whilst there is local concern there is not a highway safety issue of any substance and the advice of the highway authority is accepted.
34. This section of Glebe Road is characterised by the regular breaches in an existing stone wall. The land is banked at either side of the visibility splays creating a regular rise and fall along this section of carriageway. The proposed creation of a new access would result in some loss of this stone wall and greenery. Some engineering works would have to be undertaken to cut into the land here which is on higher ground. This however would not result in any different situation than currently exists at No 4, 6a, 6 and 8 Glebe Road. On this basis the creation of a new access would not result in any additional detrimental impact upon the character and appearance of North Luffenham Conservation Area.