

**Reference:** 15/00687/HOU  
**Applicant:** Mr & Mrs I Goodship  
**Location:** Harris Bridge Cottage Watery Lane Twycross  
**Proposal:** Detached garage to front with room in roof

**RECOMMENDATION:- Refuse planning permission.**

**Introduction:-**

The Chief Planning and Development Officer in discussion with the Chair of the Planning Committee consider it necessary for the application to be determined by Planning Committee.

**Application Proposal**

This application seeks full planning permission for the erection of a detached garage with a room in roof at Harris Bridge Cottage, Twycross.

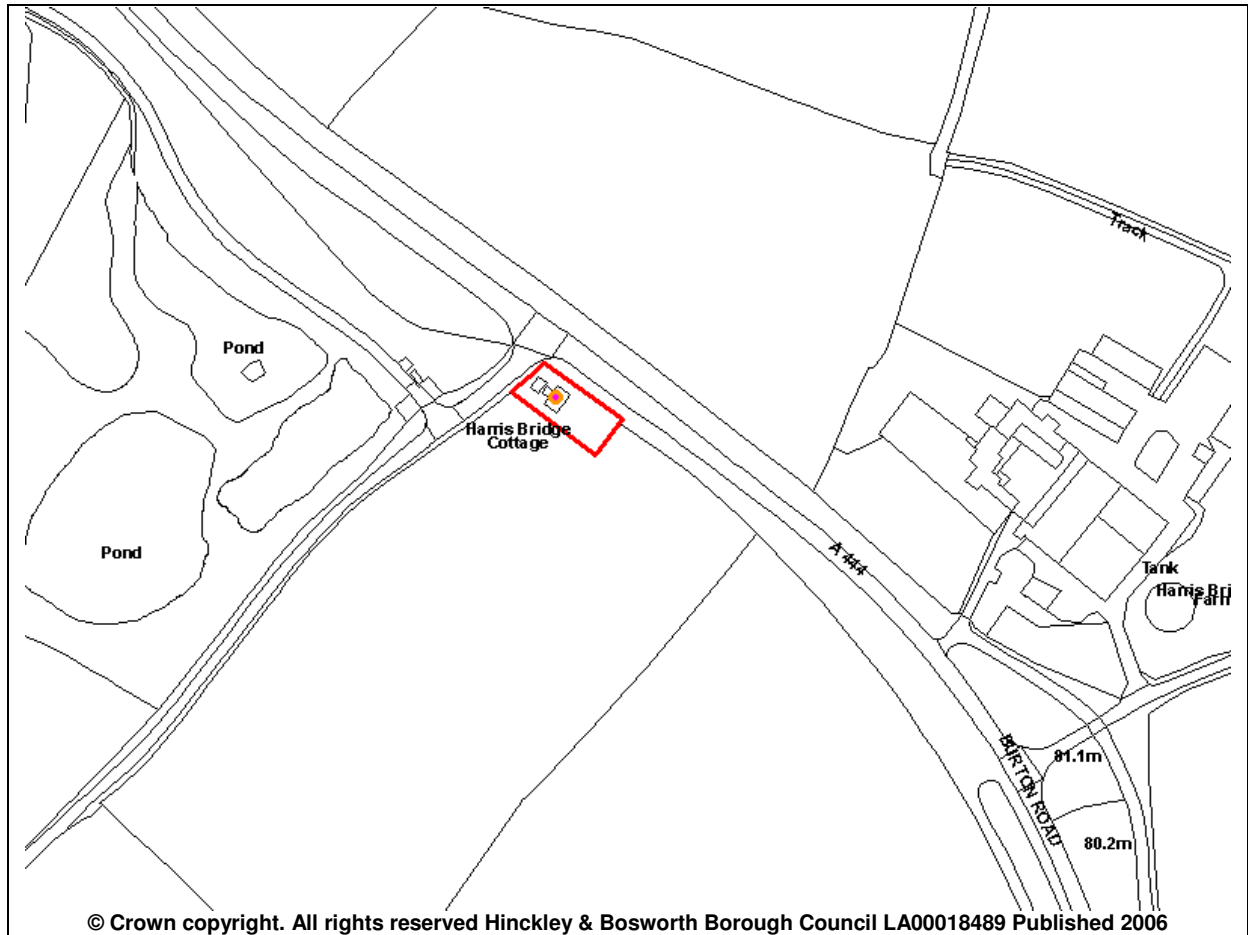
The garage would measure 5.4 metres in width and 7.6 metres in length. The garage would comprise a pitched roof design with an overall height of 6.5 metres. It would be sited 1.7 metres forward of the principal elevation of the main dwelling. The application includes the demolition of an existing building to the front of the dwelling that currently serves as two W/Cs and coal rooms. The proposed garage would have a single dormer window within the rear elevation and a total of four windows within the remaining elevations. The proposal would create one additional parking space at ground floor and be used as an office at first floor.

**The Site and Surrounding Area**

The application property comprises of a detached cottage sited on the corner of Watery Lane and Burton Road (A444). The dwelling is a sympathetic reinstatement of a historic farm house with associated building, situated on the corner of Watery Lane and Burton Road (A444). It is constructed from brick with blue brick detailing, white uPVC windows, feature dormers and a steeply pitched but relatively low height roof form. The property has an unconventional arrangement with a flat roof extension attached to the front of the house and a single storey detached outbuilding set forward of the main house. Views of the front elevation of the cottage are compromised by this arrangement whereas the rear elevation is fully visible on approach from the A444. To the east of the application site (adjoining Burton Road), the curtilage is defined by a hedgerow (approximately 2m high). To the rear, front and south, the curtilage is defined by a mixture of boundary fencing and hedgerows. The property is relatively isolated and bound by open fields to the north, south and east.

**Relevant planning history:-**

None relevant.



### **Consultations:-**

Letters have been sent to neighbouring residents and the Twycross Parish Council. A site notice was also posted within the vicinity of the site.

No objections have been received.

### **Policy:-**

#### National Planning Policies and Guidance

National Planning Policy Framework (NPPF) 2012

#### Hinckley & Bosworth Local Plan 2001

Policy NE5: Development in the Countryside  
Policy BE1: Design and Siting of the Development  
Policy T5: Highway and Vehicle Parking Standards

#### Site Allocations and Development Management Policies (SADMP) (DPD)

Policy DM10: Development and Design

#### Supplementary Planning Guidance/Documents

House Extensions Design Guidance (SPG)

## **Appraisal:-**

The main considerations in determination of this application are:-

- Principle of Development
- Impact on the Character and Appearance of the Dwelling and Surrounding Countryside
- Impact on Residential Amenity
- Impact on Highway Safety

### Principle of Development

The National Planning Policy Framework (NPPF) provides a presumption in favour of sustainable development. The application site is located within the countryside as defined on the adopted Hinckley and Bosworth Local Plan Proposals Map, as such there would generally be a presumption against new development. However as the proposal is within the residential curtilage of the property, there would be no further encroachment into the undeveloped countryside, and therefore the development is considered to be sustainable with respect to its location. The criteria within the NPPF are supported further by Policy NE5 (criterion b) of the adopted Local Plan which is supportive of extensions to existing buildings in the countryside. Therefore, in light of the above policies, the principle of an extension is considered acceptable, subject to all other planning matters being appropriately addressed.

### Impact on the Character and Appearance of the Dwelling and Surrounding Countryside

Section 7 of the NPPF recognises that good design is a key aspect to sustainable development and aims to ensure that development responds to local character and history. Criteria i and ii of Saved Policy NE5 of the adopted Local Plan require new development to be in keeping with the scale and character of existing buildings and the general surroundings and not have any adverse impact on the appearance or character of the countryside. The criteria of Policies NE5 and BE1 of the Local Plan and Policy DM10 of the emerging SADMP (DPD) are considered to be consistent with the NPPF and require new extensions to complement or enhance the character of the surrounding area, having regard to the scale, layout, density, mass, design, materials and any architectural features. These principles are supported in more detail in the Council's adopted SPG on House Extensions.

During the course of the application, the applicant has submitted amended plans with a view to seeking to address concerns regarding the prominence, design and scale of the building. This includes reducing the width of the garage from 8 metres to 5.4 metres. . The overall height increased from 6.1 metres to 6.5 metres with a view to providing office space above.

In comparison with the design of the structure as originally submitted, this revised building designed with well proportioned and sympathetic windows and incorporates a characteristic dormer within the rear elevation of the garage. The proposed use of elements such as the blue brick window sills, blue plinth bricks, bargeboards on the gable ends reflecting those found on the main cottage together with the use of matching materials would create a unified appearance. In an appropriate location and subject to agreeing an appropriate brick and tile, the building is well designed.

The site occupies a prominent corner position and has a fairly open frontage that is predominantly laid out as a gravelled area with some hedgerow planting. The proposed garage would be located in the eastern corner of the plot and set forward of the main house. This corner of the dwelling is the most prominent position on the plot because of its visibility from both the A444 and Watery Lane. By virtue of its height and position in an extremely prominent corner on the frontage of the plot, adjoining a busy highway (A444 Burton Road),

the structure would appear as a highly prominent feature in the street scene. It would obscure the appearance of the dwelling would be seen as an incongruous feature from the highway. These impacts could not be overcome by planting.

Discussions have taken place with the applicant about whether accommodation could be provided in an alternative location, such as an extension to the main dwelling. The applicant has discounted this due to the requirement to reconfigure the internal layout of the property. The option to discuss alternative proposals would remain an option should Members agree with the recommendation.

The proposal would, by reason of its height, size and location, result in an unduly prominent form of development within the street scene which in this context is considered unacceptable and in clear conflict with the objectives of Policies NE5 and BE1 of the Local Plan, Policy DM10 of the SADMP, related advice in House Extensions SPG and the overarching principles of the NPPF. The proposal is therefore recommended for refusal on these grounds.

#### Impact on Residential Amenity

Policy BE1(i) of the Local Plan and Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.

There are no neighbouring properties in the immediate vicinity that would be impacted upon as a result of the development and therefore the proposal is considered to comply with Policy BE1 (criterion i) of the adopted Local Plan, Policy DM10 of the SADMP and House Extensions SPG.

#### Impact on Highway Safety

Criterion g of Policy BE1 seeks to ensure that there is adequate highway visibility and provision of off-street parking and turning facilities. Policy T5 of the Local Plan also states that a minimum of two parking spaces should be provided for a property of this size. The proposal would create an additional parking space which meets the minimum LCC highway guidance standards of the 6C's design guide to enable it to be classed as a parking space. The application site can currently accommodate a minimum of 2 vehicles without counting the proposed garage therefore the proposal would retain adequate off-street parking. The access to the proposed garage would provide adequate visibility in both directions and no changes are proposed to the access. Adequate parking and turning facilities are to be retained within the curtilage to serve the existing dwelling and the proposed development. Accordingly, there is no objection to the application on grounds of adverse impact on highway safety.

### **RECOMMENDATION:- Refuse planning permission.**

#### **Reasons:-**

- 1 It is the opinion of the Local Planning Authority that the proposed development, by reason of its size and prominent siting in a corner location would result in an incongruous form of development, to the detriment of the visual amenities of the wider area, contrary to Policies NE5 and BE1 of the adopted Hinckley and Bosworth Local Plan.

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