
REPORT TO:	DEVELOPMENT CONTROL COMMITTEE	AGENDA ITEM:	5
DATE OF MEETING:	7TH OCTOBER 2003	CATEGORY:	DELEGATED
REPORT FROM:	CHIEF EXECUTIVE	OPEN PARAGRAPH NO:	N/A
MEMBERS' CONTACT POINT:	NEIL BETTERIDGE (5895)	DOC:	
SUBJECT:	SITE VISITS	REF:	NB/KW
WARDS AFFECTED:	ASTON	TERMS OF REFERENCE:	DC01

1.0 Recommendations

1.1 See copies of the reports to the last Meeting.

2.0 Purpose of Report

2.1 To receive the reports of the Development Control Committee Site Visits in respect of the following:-

- (a) The demolition of an existing barn and the erection of a new dwelling at Arleston Farm, Arleston Lane, Barrow-on-Trent (9/2003/0831)(Copy of the report to the last Meeting attached at Annexe 'A).
- (b) The erection of a part two-storey rear extension at No. 11 Hall Park, Barrow-on-Trent (9/2003/0904/FH) (Copy of the report to the last Meeting attached at Annexe 'B).

3.0 Detail

3.1 See copy of the reports to the last Meeting.

4.0 Financial Implications

4.1 None.

5.0 Corporate Implications

5.1 None.

6.0 Community Implications

6.1 See copy of the reports to the last Meeting.

7.0 Background Papers

7.1 None.

16/09/2003

Item 1.1

Reg. No. 9 2003 0831 F

Applicant:

Mr Mark Goodall
Clover Fields, Osleston Lane
Dalbury Lees
Ashbourne
Derbyshire
DE56 5BN

Agent:

Montague Architects
9 Vernon Street
Derby
DE11FR

Proposal: The demolition of an existing barn and the erection of a new dwelling at Arleston Farm Arleston Lane Barrow On Trent Derby

Ward: Stenson

Valid Date: 07/07/2003

Site Description

The property is part of an L-shaped former agricultural building within a larger group of traditional buildings. Part of the building has already been converted to a dwelling. The remainder is in popper condition.

Proposal

The applicant seeks to rebuild a section of the building measuring some 22.3 m x 5 m. The proposal differs from a previously approved scheme as follows:

- The eaves line would be raised by 300mm.
- The increased height would enable first floor accommodation to be provided.
- There would be five rooflights to the north (courtyard) elevation and one to the south elevation.
- There would be minor changes to fenestration.

Planning History

Permission to convert the L-shaped range was granted in 1988. In 1999 permission was granted to convert the building to two dwellings (9/0499/0015/F). One of the permitted dwellings is now occupied. Another barn, elsewhere in the overall group and belonging to a different owner, was rebuilt last year following its collapse during conversion (9/2001/0830/F). The application was permitted because the building was an important part of the group, forming a visual stop to domestic activity within the curtilage of other converted barns. Permission was granted to rebuild the subject building for similar reasons last February (9/2002/1272/F).

Responses to Consultations

The Parish Council and the Highway Authority have no objection.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: General Development Strategy Policy 4 and Housing Policy 6.

Local Plan: Environment Policy 1 and Housing Policies 7 & 8.

Draft Local Plan: Housing 1.

Planning Considerations

The main issues central to the determination of this application are:

- The principle.
- Impact on the character and appearance of the area.
- Residential amenity.
- Highway safety.

Planning Assessment

The policies of the development plan seek to resist new development in the countryside. Specifically, new residential units are only permissible when proposed in connection with a rural based activity. Therefore in principle the proposal is contrary to the development plan.

However the following issues also need to be given weight in this matter and they are relevant material considerations:

- There is an extant permission to re-build
- There is an existing building that has been there for a considerable period of time.
- It would be rebuilt using materials reclaimed from the site.
- Its appearance would be very similar to the previously approved conversion scheme and would therefore not have a significantly greater impact.
- The proposal would retain a very important visual element of the whole farm group. Permission was granted for the conversion because the building contributed to the visual quality of the group.
- The building would provide a significant screen to domestic activity in the courtyard and gardens of the converted barns.

Of particular importance in this case is the contribution that the barn makes to the group as a whole. It closes off views into the courtyard of the converted complex, particularly from the public right of way that passes the site, and contributes to the setting of the complex as a whole. For these reasons, its original conversion was considered to be an important element of the conversion of this group of buildings as whole. Additionally the re-erection of the building would have no greater impact than the barn that has been granted permission to be converted.

On balance, these other considerations outweigh the normal presumption against the erection of new dwellings in the countryside.

In terms of general disturbance the impact on other residents would be less than as approved for the conversion because there would be fewer vehicles using the shared courtyard. Although there would be rooflights facing other properties these are within the terms of supplementary planning guidance so there would be no demonstrable harm.

Highway safety would not be compromised by the proposal.

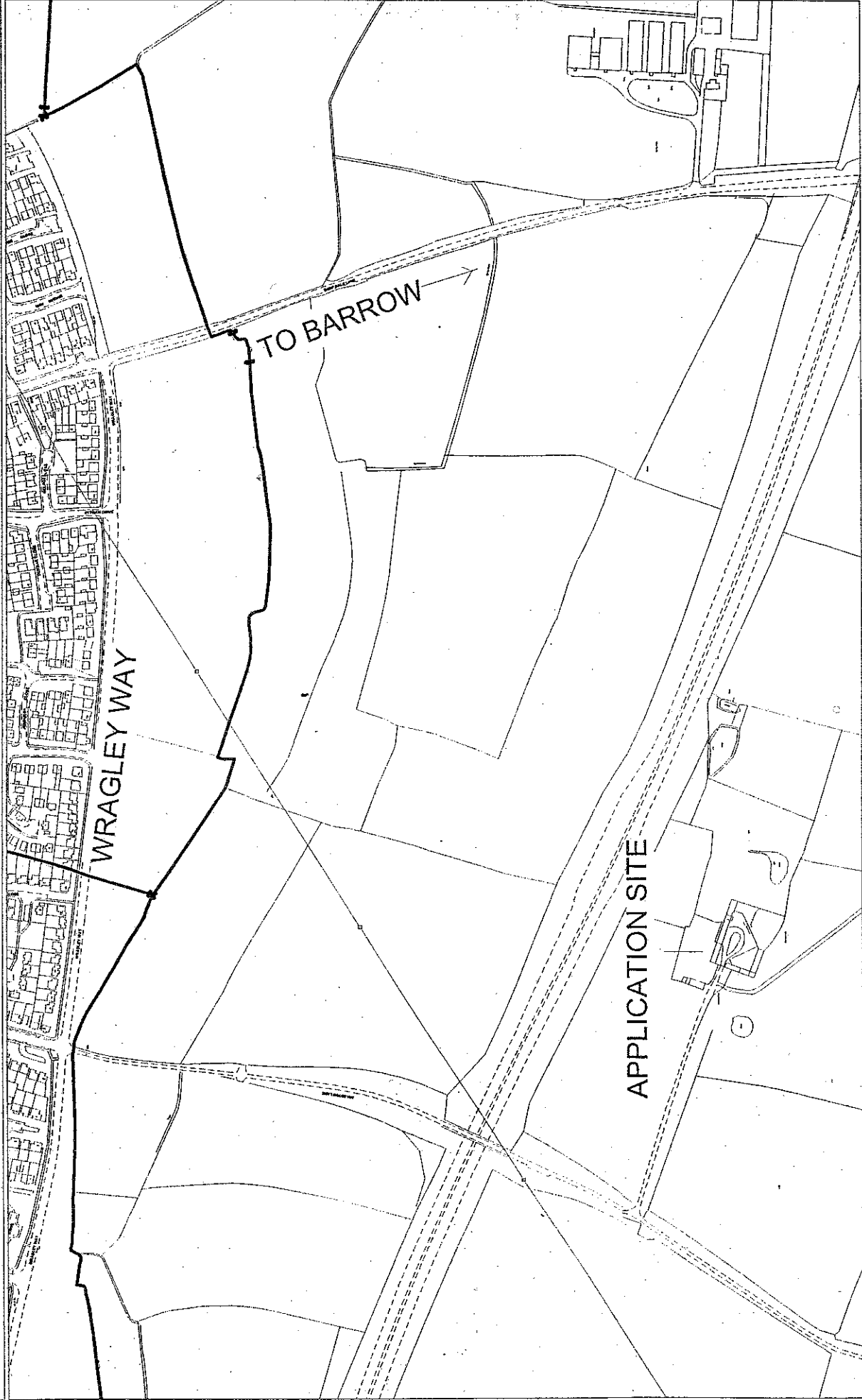
Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. Notwithstanding the originally submitted details, this permission shall relate to the amended drawing no.1691-03 A & 04A received 12 August 2003.
2. Reason: For the avoidance of doubt, the original submission being considered unacceptable.
3. Unless as may otherwise be approved in writing by the Local Planning Authority the building shall be reconstructed using facing bricks and roof tiles reclaimed from the existing building.
3. Reason: In the interests of the appearance of the area.
4. Pointing of the existing/ proposed building(s) shall be carried out using a lime mortar no stronger than 1:1:6 (cement:lime:yellow sand). The finished joint shall be slightly recessed with a brushed finish in accordance with Derbyshire County Council's advisory leaflet "Repointing of Brick and Stonework".
4. Reason: In the interests of the appearance of the building(s).
5. External joinery shall be in timber and painted to a colour and specification which shall have been previously agreed in writing by the Local Planning Authority.
5. Reason: In the interests of the appearance of the building(s) and the character of the area.
6. All plumbing and service pipework, soil and vent pipes, electricity and gas meter cupboards and heating flues shall be located inside the building unless specifically agreed in writing by the Local Planning Authority. The type, number and position of heating and ventilation flues outlets shall be agreed in writing with the Local Planning Authority before development is commenced.
6. Reason: In the interests of the appearance of the building(s) and the character of the area.
7. Gutters and downpipes shall have a black finish and be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.
7. Reason: In the interests of the appearance of the building(s), and the character of the area.
8. Large scale drawings to a minimum Scale of 1:10 of external joinery, including horizontal and vertical sections, precise construction method of opening and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority before building work starts. The external joinery shall be constructed in accordance with the approved drawings.

8. Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.
9. Hawthorn hedges shall be planted in the positions shown on the attached plan at a density of five plants per metre in the first planting season following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any plants which within a period of five years from the completion of the development die, are removed or become seriously diseased or damaged shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
9. Reason: In the interests of the appearance of the area.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the dwelling hereby permitted shall not be altered, enlarged or extended, no satellite dishes shall be affixed to the dwelling and no buildings, gates, walls or other means of enclosure (except as authorised by this permission or required by any condition attached thereto) shall be erected on the application site (shown edged red on the submitted plan) without the prior grant of planning permission on an application made in that regard to the Local Planning Authority.
10. Reason: To maintain control in the interest of the character and amenity of the area, having regard to the setting and size of the development, the site area and effect upon neighbouring properties and/or the street scene.
11. No development shall take place until details of a scheme for the disposal of surface and foul water have been submitted to and agreed in writing by the Local Planning Authority. The septic tank shall be installed in accordance with the approved details before the development is first brought into use.
11. Reason: In the interests of pollution control.
12. Before development begins the access permitted under Planning Permission 9/0898/0363/F shall be permanently closed and the boundary of the site with the adjacent highway planted in accordance with the requirements of Condition 8 above.
12. Reason: In the interests of highway safety and to preserve the character of the countryside.

Title : APPLICATION 9/2003/0831 - ARLESTON FARM ARLESTON LANE BARROW



SOUTH DERBYSHIRE
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16/09/2003

Item 1.2

Reg. No. 9 2003 0904 FH

Applicant:

M Trow
11, Hall Park
Barrow-on-Trent
Derby
DE731HD

Agent:

M J Harrison
7 Hall Park
Barrow On Trent
Derby
Derbyshire
DE731HD

Proposal: The erection of a part two storey rear extension at 11 Hall Park Barrow-on-Trent Derby

Ward: Stenson

Valid Date: 23/07/2003

Site Description

No. 11 Hall Park is a semi-detached bungalow surrounded by other residential properties. The property is close to the Conservation Area.

Proposal

The proposal is the erection of rear extensions comprising a flat-roofed dormer on the rear roof slope and a two-storey gable-ended extension projecting (as amended) 2 metres into the rear garden. The latter would accommodate a kitchen extension on the ground floor and a bedroom on the first floor.

Planning History

Front and rear dormers were permitted in 1995.

Responses to Consultations

Councillor Atkin has requested that this application be brought before Committee.

The Parish Council has not commented.

Responses to Publicity

An objection has been received to the application as originally submitted, which proposed a 3 metre projection for the two-storey gable-ended element. The objection is from the occupier of a house directly to the rear of the proposal, and is on the following grounds: -

- a) The loss of all privacy by reason of the proposal being far too close and at a higher level - overlooking will occur from the bedroom in the proposed gable end into the lounge, dining room, master bedroom, en-suite shower room, and back garden.
- b) An overbearing effect and loss of light to the rear garden which is already shaded by trees to the side and rear after midday.
- c) A design which is at best unimaginative
- d) A reduction in property value.

Structure/Local Plan Policies

The relevant policies are:

Local Plan: Housing Policy 13

Emerging Local Plan: Policy ENV 21

Planning Considerations

The main issue is the impact of the proposals on the residential amenities of the occupiers of nearby dwellings.

Planning Assessment

The relevant SPG states that there should be 21 metres between facing main aspects. Since the neighbour's objection, the application has been amended so that approximately 20.75 metres is achieved. The objector's house is slightly south of east of, and at a slightly lower level than, the application site. The common boundary is an approximately 1.8 metre high wall, flanked on each side by 3 metre high (approximately) cupressus leylandii hedges. However, on the applicant's side a deciduous tree makes up a small part of the hedge. It is acknowledged that the hedges may not always exist (and that the deciduous tree will lose its leaves in winter), but even so they would presently substantially limit overlooking from the proposed bedroom window into the ground floor lounge and dining room. At almost the recommended 21 metre distance, the objector's dining room would be the nearest window to the proposed extension, while the lounge and master bedroom would be approximately 23 metres away.

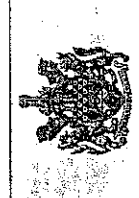
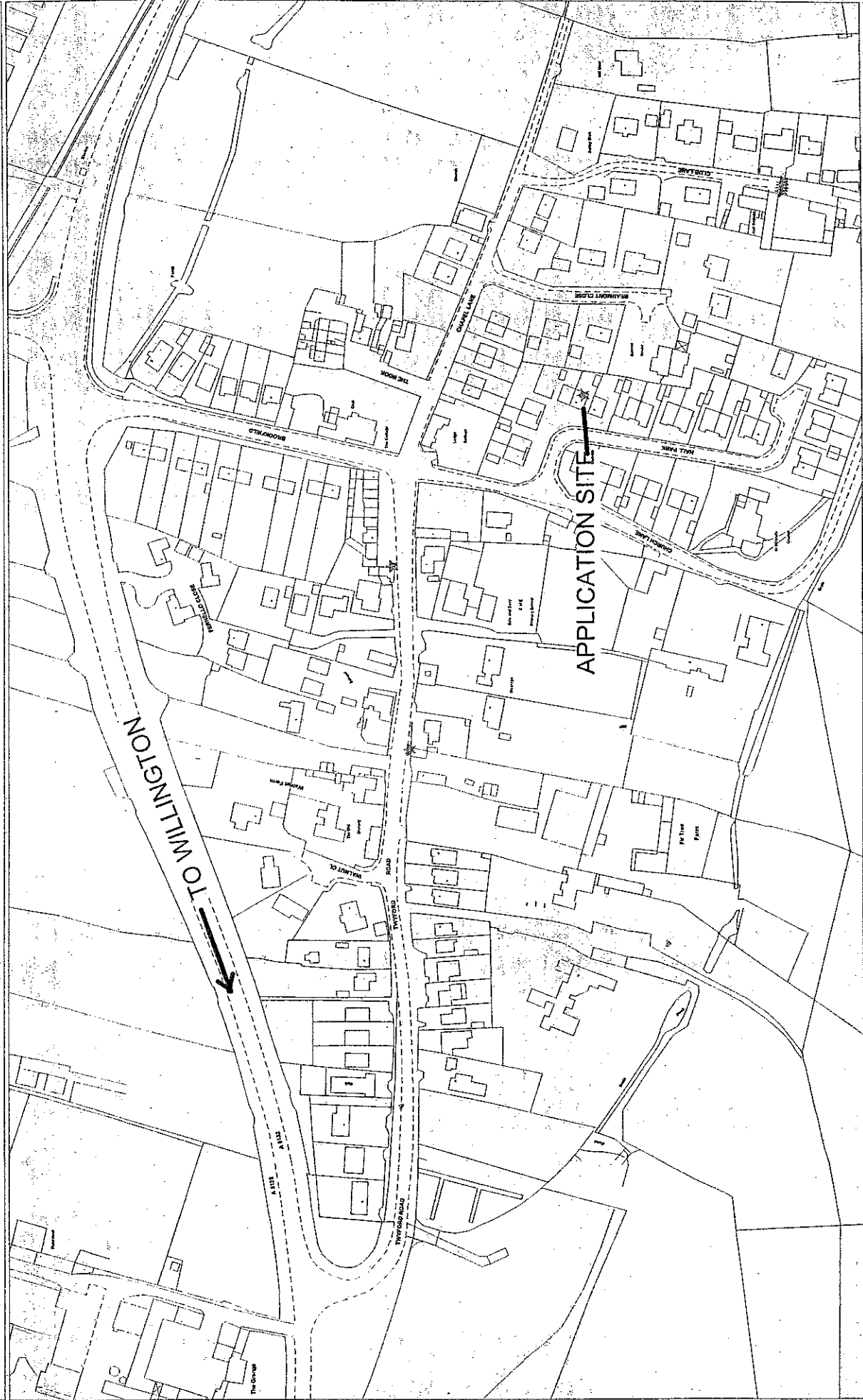
On balance, therefore, the amended application is considered acceptable.

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. All external materials used in the development to which this permission relates shall match those used in the existing building in colour, coursing and texture unless otherwise agreed in writing by the Local Planning Authority.
2. Reason: To safeguard the appearance of the existing building and the locality generally.
3. This permission shall relate to the amended drawing B.2040.1A showing the 2-storey extension reduced to 2 metres in length.
3. Reason: For the avoidance of doubt.

Title : APPLICATION 9/2003/0904 - 11 HALL PARK BARROW



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