

DELEGATED DECISION REPORT

APPLICATION NUMBER N113500/FH

CASE OFFICER: Mr C Brace
DATE OF SITE VISIT: 17th January 2012

Relevant Development DR1 – Design
Plan Policies: DR2 – Land use and activity
 H18 – Alterations and extensions
 HBA6 – New development within Conservation Areas
 HBA8 – Locally important buildings

Relevant Site History:

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	√	√			
Transportation	√		√		
Historic Buildings Officer	√			√	
Neighbour letter/ Site Notice	√	√			
Local Member	√		√		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application is located in Lucton, a small hamlet that for planning purposes is classified as 'Open Countryside'. Notwithstanding that, the dwelling is within the historic built core of the village which is a Conservation Area. The dwelling itself whilst not listed, is of local importance despite the alterations which have occurred and includes original sections of the timber frame.

The application is an extension at the rear and a car port

Representations:

Lucton Parish Council makes 'no comment'

The Council's Area Engineer has no objection

The Council's Senior Conservation has no objection however notes better designed extensions could be achieved and supported

No other representations were received

Local Member no objection agrees a delegated approval is acceptable

Pre-application discussion:

With SPO in regards policies

Constraints:

Impact on the character and appearance of a Conservation Area

Impact on the character and appearance of a locally important building

Appraisal:

This proposal, at the rear, will have little effect on significant views in the conservation area. It does imply the removal of two studs from the timber framed part of the building that could be described as having "local importance" but it is considered that the scheme does not stand or fall by that alone; however, the bedroom is shown with a gable window which makes the rear window ~~essential~~.

Considering the view from the garden the extensions are quite fussy in outline with complicated roof shapes, cut-outs, junctions and different pitches yielding a rather cramped first floor. The LPA would have no objection to a two storey extension on the footprint of the sitting room with a single saddleback roof at right angles over the kitchen and porch. This would give elements of a more traditional span. Nevertheless the extension is not so bad or detrimental to the Conservation Area or dwelling itself that a refusal is advanced.

No adverse impact on adjoining residential amenity or privacy is created and as such approval is recommended

RECOMMENDATION: PERMIT ☒ REFUSE ☐

CONDITIONS & REASONS:

1. C01
2. C07 - plans

Titled 'Site Location Plan', Scale 1:1250, Received 13th December 2011

Titled 'Proposed Elevation & Plans', Scale 1:500, 1:100, stamped 'Amended Plan',
Received 23rd January 2012

3. CBK

INFORMATIVES

1. I 34 local issues of Impact on the character and appearance of a Conservation Area, Impact on the character and appearance of a locally important building, amenity and highway safety were addressed.

Signed: C \$ Dated: 27/2/12

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☒

REFUSE ☐

Signed: VOR Dated: 27/2/12

REASON FOR DELAY (if over 8 weeks)

Negotiations ☐