

REFUSAL OF PLANNING PERMISSION



Rutland
County Council

Applicant Name and Address

Agent Name and Address

Mr Steve Coultas
Hawthorne Farm
Manor Road
Stretton
Oakham
Rutland
LE15 7QZ

Date of Validation
29 October 2018

Application Number:
2018/0670/FUL

PROPOSAL: 1. Change current roof tiles from Colleyweston and red pantile roof slates to new concrete red tiles.
2. Remove chimney breast and make good the roof by patching in.
3. Alter existing shared access, creating private driveway for Hawthorne cottage and new shared driveway, by converting area of garden into a driveway, removing hedge and wall and erecting a fence. Alter vehicular access onto highway.
4. Timber gate to access private driveway.

LOCATION: Hawthorne Farm Manor Road Stretton Oakham Rutland LE15 7QZ

REFUSE PLANNING PERMISSION for the following reasons:

- 1 Collyweston slates are an important traditional roofing material on many older properties in Stretton and in the wider Rutland area, and it is important that they are retained to preserve local distinctiveness. No historic impact assessment or surveyors report on the condition of the roof and chimney has been submitted. Notwithstanding this, the slates' replacement with red concrete tiles would detract from the character and appearance of the building itself and the Conservation Area. The removal of the chimney, which is an important traditional feature that punctuates the roofscape, would also add to this detrimental impact. Whilst the harm to the significance of the heritage asset is less than substantial, there is no significant public benefit to be derived from the works that would outweigh the harm to the building or the character and appearance of Stretton Conservation Area. The proposal is therefore contrary to planning policies CS19 and CS22 of the adopted Core Strategy (2011) SP15 and SP20 of the Site Allocations and Polices Development Plan Document (2014), and paragraph 196 of the National Planning Policy Framework (2018).
- 2 The creation of a private drive alongside the existing shared driveway would involve the removal of a stone boundary wall and the erection of a 2 metre close-boarded fence on the boundary between the new alignment for the shared driveway and the new private drive. Due to the height and materials proposed for the construction of the wall, together with the loss of a significant length of stone walling, the proposal would have a negative impact on the street scene of this part in the Conservation Area, and the setting of the former farmhouse (Hawthorne Farm). Whilst the harm to the significance of the

heritage asset is less than substantial, there is no significant public benefit to be derived from the works that would outweigh the harm to the character and appearance of Stretton Conservation Area. The proposal is therefore contrary to planning policies CS19 and CS22 of the adopted Core Strategy (2011) SP15 and SP20 of the Site Allocations and Policies Development Plan Document (2014), and paragraph 196 of the National Planning Policy Framework (2018).

- 3 The proposed timber 5 bar gate is positioned too close to the highway boundary. Any gates adjacent to the highway must be set back 6m from the carriageway, to ensure that an entering vehicle is not obstructing the highway while the gate is opened. The proposal is therefore contrary to planning policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

If the chimney is no longer used then it should be repaired as necessary, and the pots capped with ventilated flue vents.

Decision Date: 20 December 2018

J Johnson
Proper Officer of the Council