

Outline planning permission

Name and address of applicant

G.A. Holmes, Esq.,
Scalford.

Name and address of agent (if any)

Hipkin Sims Sanderson Partnership,
44 Asfordby Road,
Melton Mowbray, Leics.

Part I - Particulars of application

Date of application:

12th August, 1985

Application no.

85/0431/6/919

Particulars and location of development:

Proposed Agricultural Dwelling, OS9171 Holwell Lane, Scalford.

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1971, the **Melton Borough**

in accordance with the application and plans submitted subject to the following conditions:

1. Application for approval of reserved matters shall be made within three years from the date of this permission and the development shall be begun not later than whichever is the later of the following dates:

- (a) five years from the date of this permission; or
- (b) two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved;

2. The permission hereby granted is an outline permission under Article 5(2) of Statutory Instrument 1977 No.289 and an application for the approval of the Local Planning Authority to the following reserved matters must be made not later than the expiration of three years beginning with the date of this permission:-

- a) The layout of the site;
 - b) The siting, design and external appearance of the dwelling;
 - c) The landscaping of the site; and
 - d) The means of access from the site to the highway;
 - e) The means of disposal of foul and surface water from the site.
- ... Continued

The reasons for the conditions are:

- 1. To comply with the requirements of section 42 of the Town and Country Planning Act 1971.

2. This is a planning permission in outline only and the information required is necessary for the consideration of the ultimate detailed proposal.

Date ... Continued

24 SEP 1985

Proper Officer of the Council

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

Application No.85/0431 Continued:

3. The occupation of the dwelling shall be limited to a person employed or last employed locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act, 1971, or in forestry, or a dependent of such a person residing with him (but including a widow or widower of such a person).
4. Representative samples of the facing materials and roofing tiles to be used in the construction of the proposed dwelling shall be deposited with the Local Planning Authority before development commences, or at such other period as may be agreed in writing by the Local Planning Authority.
5. Before any development is commenced on the site, or at such other period as may be agreed in writing by the Local Planning Authority, a landscape scheme shall be submitted to the Local Planning Authority. This scheme shall indicate the treatment proposed for all ground surfaces, together with the species and materials proposed and their disposition.
6. The approved landscape scheme shall be carried out during the first appropriate planting season following the date when the proposed dwelling is ready for occupation and all planted material shall be suitably maintained and replaced as necessary by the applicant(s) or owners of the land at the time for a period of not less than 10 years from the date of planting.
7. This consent relates to the erection of a modest three bedroom bungalow of low profile with vehicular access from the existing driveway to the farm buildings as stated in the agent's letter dated 7th August, 1985.
8. This consent relates to the site as shown in red on the submitted plan.

Reasons:

3. The site lies in an area within which the Local Planning Authority would not normally grant permission for residential development. This permission is therefore granted only because of special agricultural need and the premises should accordingly only be occupied by persons connected with agriculture.
4. To ensure a satisfactory external appearance of the dwelling as a whole.
5. To safeguard the visual amenities of the locality.
6. To ensure that the work is carried out within a reasonable period and is properly maintained.
- 7.) For the avoidance of doubt.
- 8.)

Application No. 85/0431 Continued:

Note to Applicant:

1. This consent should be read in conjunction with the attached Design Brief.
2. The Severn Trent Water Authority have advised no objection provided effluent from the proposed septic tank is passed to a soakaway constructed at least 10 metres from any watercourse. Porosity tests should be carried out to assess the suitability of the subsoil for use as a soakaway.

DESIGN BRIEF

This Design Brief shall be read in conjunction with planning consent 85/0431/6/919. The brief is issued for the guidance of the applicant in the subsequent preparation of detailed plans, although it is suggested that sketch proposals are discussed with the Local Planning Authority prior to any formal submission.

The design of the proposed dwelling will be expected to reflect the scale and character of the traditional building in the rural area. Particular attention should be paid to size and massing as well as to details of external treatment.

The following points should be taken into account:-

1. The dwelling should be single storey of a simple gabled form with some variation of massing. If dormers are proposed in the roof, these should be kept to a minimum in terms of numbers and size and gabled with pitched roofs.
2. The gross floor area (i.e. the horizontal surfaces between walls within the main dwelling), should be restricted to 1,200 sq. ft. excluding garages. Large roof spans should be avoided.
3. It is expected that the roof pitch will be 35° to reflect the pitch of traditional properties whilst still maintaining a low profile.
4. Fenestration should be small scale with a vertical emphasis and arched brick lintol details.
5. Materials should be slate/slate effect or deep roll pantile for the roof cover and a mellow red facing brick for the external walls.
6. Any garage should have a pitched roof and materials to match the dwelling.
7. The landscape scheme shall include a hedge (e.g. hawthorn or beech), to delineate the curtilage of the dwelling in addition to tree planting to the south and east of the building to markedly reduce its critical impact on this exposed location!
8. Vehicular access shall be taken from the existing farmyard access as shown on the submitted plan.