

Proposed Works - Planning

Ivey House

16 Bridge Street

Langham

Rutland

LE15 7HU

27th February 2024

A. Planning History

The following previous Planning Applications are detailed on the Planning Portal:

Fell 1 No. Larch Tree (1). Fell 1 No. Elderberry Tree (2). Remove lower branches of 1 No. White Beam Tree (3) overhanging adjacent bungalow to the south. Pollard 1 No. Magnolia Tree (4) to 2.4m.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU

Ref. No: 2023/0776/CAT | Received: Fri 21 Jul 2023 | Validated: Fri 21 Jul 2023 | Status: Decided

2 no. timber sheds in rear garden; replacement window. Flats 1 and 2 – Replacement windows (retrospective) and entrance doors; replacement of existing store double doors with single doors.

Ivey House And Flats 1 And 2 16 Bridge Street Langham Rutland LE15 7HU

Ref. No: 2022/1232/FUL | Received: Fri 28 Oct 2022 | Validated: Thu 01 Dec 2022 | Status: Decided

Ivey House – Internal and external repairs/alterations (retrospective and proposed) and replacement window. Flats 1 and 2 – Replacement windows (retrospective) and entrance doors; subdivision of existing store into separate stores for each flat and replacement of double doors with single doors.

Ivey House And Flats 1 And 2 16 Bridge Street Langham Rutland LE15 7HU

Ref. No: 2022/1237/LBA | Received: Fri 28 Oct 2022 | Validated: Thu 01 Dec 2022 | Status: Decided

Use of Flat 1 and Flat 2 16 Bridge Street (Barn) as separate Dwellings under use Class C3, independent of the main house (Ivey House)

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: 2022/0259/CLE | Received: Thu 24 Feb 2022 | Validated: Fri 04 Mar 2022 | Status: Decided

Fell 1 No. T1 (Lawson Cypress)

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: 2020/0551/CAT | Received: Thu 28 May 2020 | Validated: Thu 04 Jun 2020 | Status: Decided

Fell 1 No. Eucalyptus

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: 2013/0814/CAT | Received: Thu 19 Sep 2013 | Validated: Thu 19 Sep 2013 | Status: Decided

Construction of single-storey pitched roof extension to side (south) elevation of dwellinghouse to form garage. Existing vehicular access to be widened to 7.5m.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: LBA/2001/0359 | Received: Mon 23 Apr 2001 | Validated: Tue 08 May 2001 | Status: Decided

Construction of single-storey pitched roof extension to form single garage. Vehicular access to be widened to 7.5 metres.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: FUL/2001/0301 | Received: Fri 30 Mar 2001 | Validated: Fri 30 Mar 2001 | Status: Decided

Amendments to previous consent F/98/0292/9 to include a two-storey extension to west (front) elevation and single garage to south (side) elevation of dwelling house.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: FUL/2000/0047 | Received: Fri 21 Jan 2000 | Validated: Fri 21 Jan 2000 | Status: Decided

Amendments to previous consent L/98/O293/9 to include a two-storey extension to west(front) elevation and single garage to south (side) elevation of dwelling house.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: LBA/2000/0048 | Received: Fri 21 Jan 2000 | Validated: Fri 21 Jan 2000 | Status: Decided

Alterations to barn to allow conversion; demolition and rebuilding of single-storey extension to south elevation of dwelling; internal alterations to dwelling.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: L/1998/O293 | Received: Wed 29 Apr 1998 | Validated: Wed 29 Apr 1998 | Status: Decided

Change of use of barn to create accommodation for holiday lets/granny annexe; construction of a single-storey extension to south elevation of dwelling.

Ivey House 16 Bridge Street Langham Rutland LE15 7HU
Ref. No: F/1998/O292 | Received: Wed 29 Apr 1998 | Validated: Wed 29 Apr 1998 | Status: Decided

A Pre-App application was made, and a meeting held on site leading to advice received from the Planning Officer, Darren Burbeary on 12th November 2021.

The existing site plan is included as Sk1.

B. Proposed Works

The proposed works are Provision of on-site turning head; Improved visibility splays/sight lines; Provision of additional car parking space; Increased amenity space to flats; Reconfiguration of fencing and landscaping.

The following drawings detail the works

Sk1 Rev1 – Existing Site Plan (1:200)

Sk2 Rev1 – Proposed Site Plan (1:100)

Sk3 – Proposed Site Plan – Whole Site (1:200)

Sk4 – Fence and Gate Detail – 900mm (1:10)

Sk5 – Fence Gate and Pergola Detail – 1.60m (1:20)

The site currently has 3 car parking spaces, no on-site turning ability and restricted vision splays. See Sk1.

See below for current vision splays/sight lines.



Current visibility



Current visibility North at 2.4m from road



Current visibility splay South at 2.4m from road

The proposed works, whilst not necessarily fully complying with the current new build Highways policies, will significantly improve access and safety.

The site comprises:-

Flat 1, 16 Bridge Street -1 bed 43m² GIA Flat with 2 rooms

Flat 2, 16 Bridge Street – 1 bed 37m² GIA Flat with 2 rooms

Ivey House, 16 Bridge Street – approx. 190m² GIA 4 bed house with 7 rooms

The proposed works provide 4 spaces at 2.7m x 5.5m with 6m behind the spaces for turning facility and a 12m turning width. See Sk2 Proposed Site Plan.

The fence onto the highway will be reduced to 900mm high as detailed on Sk2 and Sk4. This will provide increased vision splays to the north and south. I have asked that the adjoining owner who is

replacing the fence to the south of the drive stops the fence at the tree on my site in the south east corner of the drive further improving visibility.

The revised parking layout is included on Sk2 Proposed Site Plan.

The current dilapidated wood shed, as detailed below, will be removed.



The existing gate and fence to be removed are detailed below.



Existing fence to be removed.



Existing gate and pergola to be removed.

The Flats amenity space is detailed on Sk2 Proposed Site Plan. Proposed fencing and landscaping are detailed on Sk2 Proposed Site Plan, Sk3 Proposed Site – Whole Site, Sk4 Fence Details and Sk5 Fence Gate and Pergola Details. Note the security/demarcation proposed does not separate the Flats from the Main House. For security and safety of children and pets, it is proposed to provide a 100mm square galvanised wire stock fence, between the end of the existing Workshop/Shed and the existing Bike shed, fixed to 100mm x 100mm x 2.4m oak posts, see Sk2 Proposed Site Plan.