DELEGATED REPORT

Recommendation Made: 6 May 2009

Reference:- 09/00154/FUL **Parish:- Desford Parish Council**

Applicant:- Mr Terry Satchwell
1 Grange Court
Desford
Leicestershire
LE9 9QY

Location:- 1 Grange Court Desford Leicester Leicestershire LE9 9QY

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING AND ERECTION OF TRELLIS FENCE

Introduction:-

Planning permission is sought for a side extension and erection of trellising above the side boundary wall to 1 Grange Court Desford.1 Grange Court Desford is a two storey detached dwelling located on the corner of Grange Court and Church Lane within the Desford Conservation Area. There are two listed buildings in the vicinity of the site, Grange Court located to the east of the site and St Martins, to the south of the site.

It is proposed to erect a small extension to the west elevation set 3m back from the north-west corner of the property. The proposed extension would project 2.5m from the existing side wall of the property and for a distance of 6.8m along its length.

It was observed during the site visit undertaken on the 24.03.09, that a section of trellising has been erected without planning permission above a wall forming the boundary along side Grange Court. This has been included for consideration as part of this application following no objections received from the Conservation Officer.

It was observed during the site visit that the proposed extension is not visible from any public vantage points as the site is surrounded by high brick walls.

Relevant Planning History

08/01075/CLU	Certificate of lawful proposed development for rear extension 05.01.09		Approved
08/00816/FUL	Extensions and alterations	Refused	8.10.08
90/01358/4	Erection of detached dwelling	Approved	18.2.91

Consultations:-

No objections received from:-
Environmental Health Officer
Land Drainage Engineer,
Conservation Officer

To dates no comments have been received from neighbours or the Parish Council.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.
Policy BE7- Development in conservation areas
Policy RES5- New residential development
Policy T5- Highway design standards

Supplementary Planning Guidance- (SPG) Extensions to dwellings

Appraisal:-

The main issues for consideration are the effect on the character and appearance of the conservation area, the dwelling, the siting of the listed building, the effect of the large sycamore tree and the amenities of neighbouring residents.

The siting of the proposed extension on the opposite side of the dwelling to the listed building results in the proposal having no affect on the siting of either listed building. Equally its hidden situation from views from public spaces within the conservation area means that the proposal has no detrimental impact on the character or appearance of the conservation area. The proposed extension is sympathetically designed in keeping with the existing dwelling house. Due to its size and position it is subservient to the main dwelling. The proposal is therefore considered to comply with Policy BE7 and BE1.

The nearby Sycamore tree is protected as part of a group TPO. The proposed extension is considered to be sited far enough from the tree not to detrimentally affect the health of the tree.

Due to the existing boundary wall it is considered that the extension would have no impact on the amenities of neighbouring properties.

The trellising that has been erected is a minimal none permanent addition a section of a wall. Due to its siting and distance from the junction it would not detrimentally affect highway safety and due to the none permanent nature of the structure it is not considered to detrimentally harm the character or appearance of the Conservation Area.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of the size, scale and siting of the proposed extension would not affect the character or appearance of the conservation area, the amenities of neighbouring properties nor the health of the nearby protected tree and the proposal would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

3 This permission relates to the application as revised by amended plan 01 A received by the Local Planning Authority on 01.05.09.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 and BE7 of the adopted Hinckley & Bosworth Local Plan.

3 For the avoidance of doubt.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. List of plans used in the determination of this application:-
Site Location Plan, Block Plan, 01 A,

Contact Officer:- Sarah Humphries Ext 5680