DELEGATED REPORT

Recommendation Made: 14 May 2009

Reference:- 09/00223/FUL **Parish:- Markfield Parish Council**

Applicant:- Mr Jason Taylor
7 The Chase
Markfield
Leicestershire
LE67 9XF

Location:- 7 The Chase Markfield Leicestershire LE67 9XF

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for the erection of a two storey rear extension to form a lounge and bedroom at 7 The Chase, Markfield.

The application property is a two storey, gabled end, semi-detached modern dwelling located in a modern estate in Markfield. The property also has a detached garage standing on the rear boundary. 8 The Chase shares the applicants' eastern side wall and has a two storey projecting rear extension and a mono-pitched conservatory beyond that. 19 and 20 The Chase stand to the rear but the applicants' garage and roadway divide the site from these properties. 6 The Chase stands approximately 2 metres from the western site boundary and also has a two storey rear extension.

The rear extension will project 3.1 metres from the rear elevation spanning across nearly the entire length of this elevation but set away from the eastern boundary by 0.25 metres. The extension will be 6.5 metres in height with a hipped roof and includes French doors and a window at ground floor level and two three paned windows at first floor level.
This application includes the removal of the existing conservatory.

History

08/10248/PD- Two Storey Extension- requires permission- 10.06.08

Consultations:-

The County Council Highways Officer has no objection to this application

The Borough Council Environmental Health Officers have no objection to this application

The County Council Ecologist has advised the area has a low potential for bats and a Watching Brief should be maintained throughout the development.

No response from neighbours

Development Plan Policies:-

Local Plan Policy
- BE1

House Extensions SPG

Appraisal:-

The central concerns to address in this application are the design of the development and its impact on the character of the area and impact on neighbours' amenity.

The proposed extension includes no openings on either side elevation and as such the privacy of 6 and 8 The Chase will be maintained. A separation distance of approximately 13 metres will stand between the extensions rear windows and the front windows of 19 and 20 The Chase. In addition a garage and road stand between them, which combined, will ensure the privacy to these properties.
8 The Chase's extension has no windows on the side elevations and the proposed extension will extend past this adjacent two storey extension by 1.1 metres. In addition this adjacent property also has a conservatory projecting an additional 2-3 metres but is set away from the applicants' boundary. The proposed extension with its limited projection past the neighbours' extension would have a minimal impact on light reaching next doors rear windows and that impact would be limited to late afternoon early evening. The ground floor window and area of garden of 8 The Chase closest to the proposed extension is already overshadowed by the existing extension and conservatory and the proposal is unlikely to add to this impact.
6 The Chase is set back approximately 3 metres from the applicants forward building line and also has a two storey extension with a 2 metre projection. The proposed extension will not extend past the rear building line of this property and as such will not impact on light reaching this property.

The proposed extension will project 3 metres from the rear but is set 0.25 metres from the boundary. This separation distance would not be sufficient to argue that the extension doesn't extend along the common boundary but the scheme would only project an additional 1.1 metres past the adjoining property's extension which would comply with the House Extensions SPG. An amendment to the scheme requesting a reduction in the extensions projection to 2 metres to create a more uniform rear building line with 8 The Chase has been sought. Unfortunately after several phone messages and emails the applicant has not contacted the Planning Department. The proposed extension whilst exceeding the projection of the adjacent extension at 8 The Chase by 1.1 metres, would not extend past the rear building line of 6 The Chase. When the streets differing rear building lines and limited overall impact on neighbours amenity is considered, the additional 1.1 metre projection would not be a sufficient reason for refusal.

The proposed extension will include windows of a similar size and proportion to existing with brick detailing below the sills. The extension will form a hipped roof which doesn't match the existing gable end roof but similar extensions at neighbouring properties also have hipped roofs and would be an acceptable feature.

Overall the proposed extension would be of an acceptable design and would not adversely impact on the character of the area or neighbours amenity and is acceptable with a condition requiring materials to match.

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 would be in accordance with the development plan and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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.

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 of the adopted Hinckley & Bosworth Local Plan.

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:-
Drawing number 1.

Contact Officer:- David Kiernan Ext 5898