DELEGATED REPORT

Recommendation Made: 22 July 2011

Reference:- 11/00478/FUL **Parish:- Groby Parish Council**

Applicant:- Ms B Haddon
39 Jacqueline Road
Field Head
Markfield
Leicestershire

Location:- 39 Jacqueline Road Field Head Markfield Leicestershire LE67 9RD

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the rear of this detached bungalow.

The bungalow is constructed from white rendered walls and lower level buff facing brick with grey concrete double roman roof tiles.

Planning History:

02/01246/FUL – Single storey extension to dwelling – Approved on 29/11/2002

Consultations:-

Neighbours notified and site notice displayed on 05/07/2011

No objection has been received from:-

The Head of Community Services (Land Drainage)
Groby Parish Council

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Markfield as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling, street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Markfield, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Dwelling

The proposed extension seeks to replace an existing conservatory. The proposal includes a gabled roof facing into the rear garden. The extension is proposed to project some 3200mm from the original rear wall and extend 7170mm along the rear elevation. It has the same ridge height as the main dwelling therefore continues the existing roof form. Although the extension is not subservient, the proposed gable to the rear maintains its character and does not impact on the street scene. The proposal is therefore acceptable in terms of the design requirements of Policy BE1.

Impact on Neighbours

The proposed extension only exceeds the guidance contained in the SPG by 0.2 metres by projecting 3.2 metres from the rear elevation wall of the main dwelling.

Given the design of the extension, its position inset off from the boundary with no. 41 Jacqueline Road and falling along the corner section of the rear garden boundary of no. 13 Charnwood Drive, it is considered that this development will not adversely impact on the amenities currently enjoyed by the occupiers of neighbouring properties.

Conclusion

The proposal would respect the scale and character of the existing dwelling, does not have an impact on the street scene and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan and generally complies with the adopted SPG on House Extensions and is therefore recommended for approval subject to conditions.

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 scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling or the street scene and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 11/2493/01 A - Received on 17/06/2011
Site location and block plan - Received on 17/06/2011

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.

3 For the avoidance of doubt and in the interests of proper planning.

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 6 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 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Kevin Roeton Ext 5919