DELEGATED REPORT

Recommendation Made:

Reference:- 09/00027/FUL **Parish:- Bagworth Parish Council**

Applicant:- Mr And Mrs M Plant
27 Murphy Drive
Bagworth
Coalville
Leicestershire

Location:- 27 Murphy Drive Bagworth Coalville Leicestershire LE67 1HR

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

Full planning permission is sought for the erection of a side and rear single storey extension. The existing property is a modern detached two storey brick built dwelling located in the middle of a residential estate.

A site visit and site notice erected on the 10.02.09 where it was observed that the south western elevation, by its location is not readily visible from the public highway. The site is bordered by 1.8m close boarded fence which forms the boundary between the application site and rear amenity areas of neighbouring properties all constructed at the same time.

The proposed extension would wrap around the south western side of the property projecting the rear elevation out level with the existing two storey projecting element. It is proposed to erect a conservatory to the rear of this projecting element which extends 5m from the rear elevation. The proposed extension would have a gable end in keeping with the main property. The single storey solid extension is required to be used as a granny annex for the applicants parents. Two rooms are required to meet the individual medical needs of the future occupiers.

Relevant Planning History

No relevant planning history.

Consultations:-

To date one representation has been received from the neighbour objecting to the proposal on the grounds that the extension would be overbearing on the neighbouring amenity area.

To date no responce received from…
Parish Council

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.
Supplementary Planning Guidance- (SPG) House Extensions

Appraisal:-

The main issues for consideration are the effect of the proposal on the amenities of neighbouring properties and the appearance or character of the area.

The proposed extensions are single storey in height and located sufficient distance from surrounding properties not to result in any overlooking or an overbearing development. One objection has been received on this ground. However the proposed side extension is located 13 m from the two secondary windows serving a dining kitchen. Supplementary Planning Guidance requires a separation of 12m. Given this distance, the mass of the existing building behind and the fact that a large proportion of the mass of the extension would be behind the fence, it is not considered that the proposal would detrimentally affect the amenities of neighbouring properties.

The design of the proposal replicates the gables of the existing property and surrounding dwellings. The materials proposed would match those existing. The design and appearance of the extension is therefore considered acceptable and the proposal is considered to comply with Policy BE1.

The single storey extension is required to provide a 'granny annexe' for the parents of the current occupiers. Whilst this has two bedrooms it has been established that these are required for the individual medical needs of the occupiers. The annexe has its own access, however access can also be gained through the existing dwelling. It is proposed to share the amenities of the existing dwelling. It is considered that the annexe is acceptable subject to a condition preventing it being sold or let as a separate residential unit.

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 its siting, location and mass, materials used and use of the extension would not detrimentally affect the amenities of the surrounding residential properties, nor harm the appearance of the streetsence and would therefore 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 extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 27 Murphy Drive, Bagworth.

4 The window and door to be inserted in the south west elevation shall be obscure glazed and retained as such at all times thereafter.

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 To protect the amenities of surrounding residents and off street parking provision in accordance with Policy BE1 of the adopted Hinckely and Bosworth Local Plan.

4 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property in accordance with Policy BE1 of the adopted Hinckley and Boswroth 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. 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 List of plans used in the determination of this application:-
Site location plan, 874/01

Contact Officer:- Sarah Humphries Ext 5680