COMMITTEE EXTRACT

Committee Date:

Reference:- **08/01121/FUL** **Parish:-** **Groby Parish Council**

Applicant:- **Mr And Mrs S Bartlett**
2 Foxglove Drive
Groby
Leicester
Leicestershire

Location:- **2 Foxglove Drive Groby Leicester Leicestershire LE6 0DL**

Proposal:- **EXTENSIONS AND ALTERATIONS TO DWELLING.**

Introduction:-

This is a ful application for a ground floor rear extension. Application property comprises a hipped roof detached new build. Property positioned centrally on a modest plot. There is a detached double garage to the south. Accessed off a private driveway serving application property and its neighbour. Property overlooks parcel of amenity space. North of property is A50. Shallow rear garden (depth max 13m, min 8m), but relatively wide (max 15m). 1.8m high fence bounds property. Rear gardens east facing. Properties of similar, but not replicable design surround property. Adjacent property stepped further back than application property and has rear conservatory which projects 3m along boundary.

Proposed rear extension will project 6.70m, 0.70m off common boundary. Will be 6m wide, have a pitched roof, full length windows to the side and windows to the rear.

Consultations:-

No objections, subject to neighbours have been received from Groby Parish Council
No objection has been received from the Environment Agency
No comments have been received from County Highways
The occupant of 4 Foxglove Drive does not object to the development in principal, but raises concerns relating to drainage and boundary issues.

velopment Plan Policies:-

BE1 - Siting and Design
NE13 – The Effects of Development on Natural Watercourses
SPG - House Extensions

Appraisal:-

The main planning considerations are the impacts of the proposal on the amenity of surrounding properties and of over development of this constrained plot.

Although the extension will project 6.70m at a distance of 0.70m from the common boundary, given the position of the adjacent property, who's rear elevation plus conservatory will finish in line with the application property plus extension, impacts on the amenity of the adjacent property resultant of its length will be marginal. Due to the adjacent conservatory, loss of light will not be an issue.
The second issue is that of over development. Although the plot is relatively large, as the property sits centrally, rear garden space is constrained. The proposal will reduce the amount of rear garden space considerably. The result will be a detached 4 bed property having a maximum rear garden depth of 13m and minimum depth of 8m. Despite this, garden space to the side of the conservatory will compensate for the insufficient depth, and the remaining space will be sufficient. Further as the adjacent property, which accommodates a similar sized plot has been substantially extended and has a

similar area of amenity space remaining; it is harder to justify refusal of this application on grounds of over development.

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. Resultant of the design, scale and location of the proposal there will be no material impacts on either visual or residential amenity. Accordingly the proposal is considered acceptable.
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.

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. 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.

6 List of plans used in the determination of this application:- 859/01; OS Siteplan Scale 1:1250

~~It will need to be demonstrated that adequate facility is available for the disposal of surface water.~~

Contact Officer:- Eleanor Shaw Ext 5691