DELEGATED REPORT

Recommendation Made: 6 August 2009

Reference:- 09/00440/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr LJ Stagg
15 Shenton Lane
Market Bosworth
Nuneaton
Leicestershire

Location:- 15 Shenton Lane Market Bosworth Nuneaton Leicestershire CV13 0LA

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for the remodelling an existing two storey side extension to a detached property located on Shenton Lane, Market Bosworth. The ridgline and eaves are proposed to be carried through to the height of the main dwelling. At ground floor the extension will remain as a single garage to the front with utility room to the rear. A bay window with pitch detail over is proposed at first floor on the front elevation which will match that on the main dwelling, replacing two windows with detailing above. The site is located adjacent to the conservation area boundary.

The property is at an angle to Shenton Lane with pominent front elevation and a lesser view of the side. The area is characterised by individual dwellings of various types, ages and styles. To the south of the site is a large detached dwelling. To the north is an area which appears to be undeveloped garden area, this boundary has a mature hedge.

Amended plans have been received which alter the first floor window to the front elevation in that the canopy over the garage is made higher and the detail below the bay window is therefore reduced.

Planning History

06/00876/FUL Extensions and alterations (rear) Approved 11.10.2006

Consultations:-

Head of Community Services (Land Drainage) has no objections
Director of Community Services (Ecology) suggests Trigger 2

Development Plan Policies:-

Policy BE1 and T5 of the Hinckley and Bosworth Local Plan and the Council's Supplementary Planning Guidance on Household Extensions are relevant in the determination of this application.

Appraisal:-

The proposal will provide a 'squared off' alteration to the existing distorted two storey extension. The height of the eaves and ridge are increased to line through with the main dwelling. Whilst the Council's Supplementary Planning Guidance for Householder Extensions requires the ridge line to be subservient, overall in this case, the proposals will improve the appearance of the dwelling and as no dwelling is positioned to the north would not lead to a terracing effect within the street scene therefore it is considered to be acceptable. The scheme is not considered to cause a detrimental effect on the adjacent conservation area.

To the front, the two windows are to be replaced by a bay window with detail below which matches that on the main dwelling at first floor level. Concerns over the design of the canopy/bay window to the front elevationhave been raised and amended plans which decreased the tile detail have been received.

The side of the proposal faces a garden area/empty plot. There are no windows proposed at first floor level on this elevation. The windows at ground floor level on this elevation are reduced to two and serve the garage and utility room.

Existing off-road parking available is not affected by the proposal.

To the rear, the position of the existing windows is retained, there are no close neighbours affected by this proposal

Director of Community Services (Ecology) has requested a bat survey as there will be some disturbance to the existing roofspace, however, in this instance, it is considered to be too onerous and has been dealt with by note to applicant.

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, the adjacent conservation area, highway safety or be unduly detrimental to the amenity of neighbouring occupiers.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

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 relating to the alteration to the front canopy and detail below the proposed first floor bay received by the Local Planning Authority on 4th August 2009

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.

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, Drawing S/SLMD/02 and amended plan recieved 4th August 2009

6 A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. In the event of any protected species being discovered, works should cease whilst expert advice is sought.

Contact Officer:- Louise Forman Ext 5682