DELEGATED REPORT

Reference:- 11/00800/FUL **Parish:- Desford Parish Council**

Applicant:- Mr N Garner
38 Lindridge Lane
Desford
Leicester
Leicestershire

Location:- 38 Lindridge Lane Desford Leicester Leicestershire LE9 9GN

Proposal:- PROPOSED PORCH TO ENTRANCE HALL

Introduction:-

This application seeks to obtain full planning permission for the erection of a porch and canopy to the side of this semi-detached cottage.

The two storey cottage comprises of rough textured rendered walls painted in white, timber windows and slate roof.

Planning History:

87/00767/4 – Formation of vehicular access – Approved on 03/09/1987

Consultations:-

Neighbours notified and site notice displayed on 13/12/2011

No objection has been received from the Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development
Policy NE5 - Development in the Countryside
Policy T5 - Parking and Highways

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, surrounding area, countryside and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located outside the settlement boundary of Desford falling within countryside. Nevertheless, the development will be sited within the residential curtilage of the dwelling, which is bound by vegetation along the southern boundary of the site. Policy NE5 sets out the criteria for assessing applications stating that planning permission will be granted for built and other forms of development in the countryside if among other things it is an extension of existing buildings and it does not have an adverse effect on the appearance or character of the landscape, it is in keeping with the scale and character of existing buildings and general

surroundings and where necessary it is effectively screened by landscaping or other methods.

Impact on Existing Dwelling and Surrounding Area

The proposed porch extension will have a pitched roof design that projects 2.6 metres from the existing side extension of which 0.8 metres will overhang to comprise a projecting canopy. The linearity of the front elevation on the cottages has already been compromised by a front porch on Autumn Cottage. Furthermore, the addition the insertion of a canopy of this kind would be permitted development.

The proposed use of slate and painted textured rendering matches the materials used on the main cottage. The proposed use of materials are therefore considered acceptable. A one paned window will be inserted into the side elevation of the proposed porch, which is considered to be of an acceptable design.

The height of the proposed extension to the ridge will be 3.2 metres where the ridgeline is the same as the existing side extension (utility). It will be 1.8 metres in width x 1.78 metres in length and will be flush with the front elevation wall, subservient to the main cottage.

The proposal is considered acceptable in terms of scale and design in accordance with Policy BE1 of the Local Plan.

Impact upon the Countryside

The proposal would not create a significant change in appearance given there is a mature screening to the south and the development remains within the residential curtilage of the site..The extension is also considered acceptable in its design and scale to the main house and therefore does not have an adverse effect on the appearance of the countryside.

Neighbours Amenities

Autumn Cottage adjoins the application dwelling to the North. Given the location of the extension and its projection from the front elevation, it is not considered that the proposal would result in any significant detrimental affects. All other neighbouring residential dwellings are located at sufficient distances away not to be affected as a result of the proposals.

Highways

No parking space to the front of the dwelling will be lost as a result of development.

Conclusion

In summary, the principle of development is considered acceptable and resultant of the design, scale and location of the proposal it is not considered that there are any material impacts on the existing dwelling, streetscene, countryside or residential amenity or highway safety. Accordingly it is recommended that this application be permitted, 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 would be in accordance with the development plan as the principle of development is acceptable, resultant of the design, scale and location of the proposals it is not considered that there are any material impacts on the existing dwelling, countryside or residential amenity or highway safety.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5 & 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 in the construction of the proposed development shall be in accordance with the details contained in the application.

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

Drawing - NG/2011/1/A - Received on 28/11/11
Site Location and Block Plan - Received on 28/11/11

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.

Contact Officer:- Kevin Roeton Ext 5919