DELEGATED REPORT

Recommendation Made: 27 July 2009

Reference:- 09/00399/FUL **Parish:- Markfield Parish Council**

Applicant:- Mr J Evans
204, Leicester Road
Markfield
Leicestershire
LE67 9RF

Location:- 204 Leicester Road Field Head Markfield Leicestershire LE67 9RF

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

Planning permission is sought for a two storey and single storey rear extensions to 204 Leicester Road, Markfield. The property already benefits from a two storey side extension and single storey rear extension. It is proposed to extend to two storeys above part of the existing single storey rear extension. This element of the proposal would extend 3m from the rear elevation along the boundary and 5.9m along the rear elevation of the dwelling. The single storey element of the proposal extends 5.5 m along the southern boundary of the site and has a width of 5m.

204 Leicester Road is a two storey semi-detached dwelling. The adjoining property to the south has a single storey extension to the rear adjacent to the boundary with the application site. To the north the neighbouring property is a detached bungalow, the rear elevation of which extends past that of the application property. This property has a window on the southern elevation serving the kitchen.

Relevant Planning History
01/00614/FUL Two storey side extension and single storey rear extension Allowed 17.08.01

Consultations:-

Director of Community Services (Ecology) has requested a watching brief to be maintained during construction work.

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 the neighbouring residents and the appearance of the application property.

Due to existing extensions to number 206 Leicester Road, orientation of, and the siting of the two storey element, the proposal would not detrimentally affect the amenities of this property. Number 202 Leicester Road located north of the application site would be the most effected. There is a side window facing the application site that serves a kitchen. This room is also served by a window on the rear elevation which faces into a conservatory to the rear of the dwelling. The owner of this property has confirmed that the kitchen has no dining area. Whilst the rear window is covered by the conservatory, the transparent nature of the construction of this element means that the light to the room is not severely compromised. The side window is therefore considered to be secondary and whilst the

proposed two storey extension would restrict light to this window, it is not considered that this would significantly affect the room to warrant a refusal of planning permission.

The two storey element would not extend beyond the building line of the original bungalow and therefore would not over dominate any rear amenity space of the neighbouring property and is therefore considered acceptable.

The design and appearance of the extension is acceptable, the roof shape, materials and other details match those of the existing property. The massing of the proposal is acceptable due to the location to the rear of the property and the large garden the property benefits from. The proposal is considered to comply with Policy BE1.

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 massing, scale, orientation and other development in the area, the proposed two storey and single rear extensions would not detrimentally affect the amenities of neighbouring residents nor the appearance of the property. The proposal 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.

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 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:- Sarah Humphries Ext 5680