DELEGATED REPORT

Recommendation Made: 15 July 2008

Reference:- 08/00597/FUL **Parish:- Desford Parish Council**

Applicant:- Mr And Mrs A Sly
11 Ringwood Close
Desford
Leicester
Leicestershire

Location:- 11 Ringwood Close Desford Leicester LE9 9HZ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for a first floor extension to an existing dwelling located at the end of a small cul-de-sac on a 1970's residential estate within the settlement boundary of Desford. The application dwelling occupies an elevated position within the cul-de-sac and is one of a pair with asymmetrical roof design with gable to the fore. The dwelling is red brick with white painted render and dark stained timber panels to fore and concrete interlocking roof tiles. The extension would involve the removal of a large flat roof dormer window with white plastic cladding. There is a mix of other contemporary types and styles within the cul-de-sac.

Consultations:-

No objections have been received from:-

Director of Highways, Transportation and Waste Management (Highways)
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Director of Community Services (Ecology) refers to Trigger Note 4 (works within the roof space) and to the potential presence of bats and nesting birds protected by law.

No response has been received at the time of writing this report from:-

Desford Parish Council
Neighbours.

Development Plan Policies:-

BE1 - Design and Siting
T5 - Highway Design and Vehicle Parking Standards
SPG on House Extensions.

Appraisal:-

There is a similar first floor extension on the adjacent dwelling (No. 10 - planning permission 05/00460/FUL) therefore it would be difficult to resist this application.

Whilst the proposal extends right across to the side elevation, it is set back by 0.7 metres from the front roof elevation and therefore the asymmetric roof design is retained on the front elevation and the extension remains subordinate to the existing roof ridge. The extension includes small high-level windows to the front and side elevations to bathroom and en-suite but these are not out of character with fenestration on other properties on this estate. The proposal respects the scale and character of the existing dwelling.

The adjacent dwelling is set back from the application dwelling by approximately 2½ metres. The side elevation faces the blank roof slope of the adjacent dwelling across a flat roof garage and does not create any detrimental overlooking issues. The rear elevation bedroom window does not have a detrimental impact in terms of overlooking to the adjacent garden area. The rear boundary of the site is well screened by mature trees and hedging and the separation distance to the dwelling to the rear is in excess of 30 metres. The proposal does not have any adverse effects on the amenities of neighbouring properties.

The proposal respects the character of this residential estate and will not be detrimental to the street scene within the cul-de-sac or be prominent from Peckleton Lane.

The proposal has no impact on existing parking or amenity areas within the curtilage.

The inclusion of a solar panel on the front roof elevation of the extension (for domestic hot water) is not considered to be detrimental to the dwelling or street scene to a point that it would be reasonable to refuse. It is set back from the main front gable and contributes to sustainable energy.

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 extension and alterations are in scale with the existing dwelling, will not be detrimental to the character or appearance of the street scene and will not be detrimental to the amenities of the occupiers of adjacent properties.

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.

Reasons :-

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 List of plans used in the determination of this application:- No. 819/03, No. 819/02 and No. 819/01

Contact Officer:- Richard Wright Ext 5894





