DELEGATED REPORT

Recommendation Made: 7 June 2011

Reference:- 11/00307/FUL **Parish:- Ratby Parish Council**

Applicant:- Miss Sue Wright
8 Robins Field
Ratby
Leicestershire
LE6 0QP

Location:- 8 Robins Field Ratby Leicester Leicestershire LE6 0QP

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey extension to the rear of this semi-detached dwelling with a defined projecting front gable.

The dwelling is constructed from brown facing brick and grey concrete tiles.

Planning History:

None

Consultations:-

No objection has been received from:-
The Head of Community Services (Land Drainage)

Two site notices displayed on 28/04/2011

Neighbours notified no representations received

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

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 and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Ratby, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Existing Dwelling

The proposed extension projects 4 metres from the rear elevation wall and extends over half the width across the rear elevation. The ridge is level with the ridge on the main house and continues the roof pitch of the projecting gable on the front elevation. Its scale is considered to be large with its design and massing not subservient to the main house. Nevertheless the extension is inset from the site boundaries, maintains the character of the existing dwelling with a gabled roof to reflect the main house. The extensions overall design, scale and massing is considered acceptable at the rear of this property and will not have a detrimental impact on the character of the main house or the street scene.

Impact on Neighbours

No. 9 Robins Field is located to the west of the site adjoining the applicant's house as part of the semi-detached pairing. Although the proposed extension projects 4 meters from the rear elevation wall the extension is inset 2.8 metres from the common boundary line with no. 9. This separation distance from the boundary line will compensate for the extent in which the extension projects out as not to adversely impact on residential amenity.

No. 7 Robins Field is located to the east of the site. There is a separation distance of 9 metres to the side elevation of that property. The extension will be 1 metre offset from the boundary line fencing with the fencing positioned at a splayed angle away. There are no side elevation windows that would allow for overlooking into the neighbours garden. The area of garden nearest to the extension does not form part of the main garden section but is a side section. For this reason it is considered, no adverse impact on residential amenity will arise.

The rear elevation will be 15 metres away from the rear boundary line tall conifers, approximately 5 metres in height. Therefore, the proposed extension is not considered to adversely affect the residential amenities of no. 3 Jordan Court.

Highways

The proposal will result in the addition of an extra bedroom. It is noted there is sufficient parking space at the front of the property for at least three vehicles.

Conclusion

The proposed rear extension is considered to be of an acceptable design and scale which would not harm neighbours amenity or the character of the existing dwelling, street scene or highway safety.

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 scale, mass and design of the proposed extensions would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling and would not harm highway safety and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & 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 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - M/234/1 - Received on 15/ 04/2011
Drawing - M/234/2a - Received on 15/ 04/2011
Drawing - M/234/3a - Received on 15/ 04/2011
Drawing - M/234/4 - Received on 15/ 04/2011
Drawing - M/234/5 - Received on 15/ 04/2011
Site Location and Block Plan 15/ 04/2011

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.

3 As from 6 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).

Contact Officer:- Kevin Roeton Ext 5919