DELEGATED REPORT

Recommendation Made: 20 July 2011

Reference:- 11/00373/FUL **Parish:- Ratby Parish Council**

Applicant:- Mr Jason Merry
16 Fielding Lane
Ratby
Leicester
Leicestershire

Location:- 16 Fielding Lane Ratby Leicester Leicestershire LE6 0AS

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for a first floor side extension over an existing garage to provide an additional bedroom with en-suite facilities at 16 Fielding Lane, Ratby. This two storey detached dwelling is located within a residential estate of contemporary properties on a corner plot and is constructed of red multi facing bricks, red/brown concrete interlocking roof tiles and white uPVC windows. It is accessed off a shared private drive off Fielding Lane. There is a public footpath adjacent to the rear boundary of the site to the south east.

An amended plan has been submitted to correct drawing errors on the originally submitted plan, however, as these were minor in nature no additional consultation has taken place.

Relevant Planning History:-

07/00745/FUL Erection of Conservatory to Plot 28 Approved 08.08.2007

Consultations:-

No objections have been received from Ratby Parish Council

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

Ramblers
Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

No relevant 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

Other Relevant Documents

LCC document: Highways, Transportation and Development
Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Ratby Village Design Statement - Zone D

Appraisal:-

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.

Design and Impact on Existing Dwelling and Street Scene

The proposed extension has a similar design to a standard house type found within the wider estate. The Ratby Village Design Statement identifies the site as being within Zone 4 and describes Fielding Lane as having individual designs which provide variety to the street scene. The proposed extension has a similar gable end design to the existing dwelling but with lower ridge and eaves line such that it is subordinate to the existing dwelling. Whilst the side extension is not set back from the main front elevation, in this case, there is no potential terracing effect due to the significant set back of both the adjacent dwellings from this corner property. The design of the extension is such that it still turns the corner of the plot and therefore a set back is not necessary in this case. The proposed extension respects the scale and character of the existing dwelling and wider street scene and is to be constructed of matching materials. As a result the proposal is considered to be acceptable in design terms and will not have an adverse impact on the character or appearance of the existing dwelling or wider street scene and therefore to comply with policy BE1 and the Council's SPG on House Extensions and the Ratby Village Design Statement.

Impact on Neighbours

The application dwelling is located on a corner plot and is set forward of the neighbouring dwellings either side. The proposed extension is to be constructed above the existing garage and does not increase the footprint of the dwelling but increases the scale and height of the garage wing.

No. 18 Fielding Lane is located to the north east of the application dwelling and is detached. The proposed first floor side extension will project approximately 1.5 metres forward of the garage of No. 18 at a separation distance of approximately 2 metres. The nearest window on the front elevation of No. 18 is to a ground floor toilet with the main habitable room window being located furthest away. The only side window on No. 18 is to a hallway/landing on the first floor and as No. 18 is set back from No. 16 there will be no adverse overbearing impact as a result of the proposed extension.

No 14 Fielding Lane is located to the south of the application dwelling and is detached. The proposed extensions and alterations are sited on the north east side of the application dwelling and as a result will not have any adverse overbearing impact on the amenities of the occupiers of No. 14.

The proposed velux window in the rear roof slope of the proposed extension is to an en-suite and will not result in any adverse impact on the privacy or amenity of either No. 18 or No. 14 from overlooking.

Due to the siting and orientation of other neighbouring dwellings and the separation distances between them and the application dwelling, there will be no adverse impact on the residential amenity of any other neighbouring dwellings arising from the proposals.

Highway Safety

The proposed extension does not extend the footprint of the building and adequate off-street car parking is retained within the curtilage to serve the extended dwelling within the garage and on the front private driveway. No changes are proposed to the existing access. As a result it is considered that the proposal will not have an adverse impact on highway safety and therefore complies with policies BE1 and T5 of the adopted Local Plan.

Conclusion

The proposals would respect the scale, character and appearance of the existing dwelling and street scene. As a result of the the siting and design of the extension and alterations together with separation distances

between the proposals and the adjacent dwellings they will not result in any overbearing impact or any overlooking issues that would have an adverse impact on the amenities of the occupiers of any neighbouring properties. The proposals retain adequate off-street parking and access to the dwelling and will not have an adverse impact on highway safety. The application is considered to be in accordance with policies BE1 and T5 of the Local Plan, the Council's SPG on House Extensions and the Ratby Village Design Statement and is therefore recommended for approval 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 by virtue of the scale, design and appearance of the proposed extension and alterations would not have an adverse impact on the character or appearance of the existing dwelling or wider street scene, the amenities of neighbouring residents or highway safety and would be in accordance with the development plan.

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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan Drawing No. JM/04, Block Plan Drawing No. JM/03 Rev A and Proposed Floor Plans Drawing No. JM/01 received by the local planning authority on 26 May 2011; Proposed Elevations, Block Plan and Roof Plan Drawing No. JM/02 Rev B received by the local planning authority on 20 June 2011.

3 The materials to be used on the external elevations of the proposed extension and alterations 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 For the avoidance of doubt and in the interests of proper planning.

3 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 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.

Contact Officer:- Richard Wright Ext 5894