DELEGATED REPORT

Recommendation Made: 12 September 2011

Reference:- 11/00631/FUL **Parish:-**

Applicant:- Mrs H Boulton
1 Forest Road
Markfield
Leicestershire
LE67 9UN

Location:- 1 Forest Road Markfield Leicestershire LE67 9UN

Proposal:- EXTENSIONS AND ALTERATIONS

Introduction:-

This application seeks planning permission for a mono-pitched roof over an existing flat roof extension to the rear of this semi detached dwelling.

The dwelling is constructed from brown brick and grey pantile roof tiles.

Planning History:

90/01075/4 - Alterations to dwelling - Approved on 09/11/1990
81/00958/4 - Extension of lounge and study - Approved on 24/11/1981
77/01598/4M - Erection of porch - Approved on 12/12/1977

Consultations:-

No objections have been received from:

The Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development

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 Markfield, 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 Dwelling and Streetscene

The proposal will result in a change of roof form from a flat roof to mono-pitched roof. It will extend out 4.2

metres over the L-shaped extension increasing the extensions depth and resulting in a section of roof overhang. This section of overhang will create a covered canopy area over the existing stepped in section of the extension closest to the boundary with the adjoining dwelling (no. 3).

The proposal includes a mono-pitch roof that abuts the southern elevation of the existing dwelling. The use of a mono-pitch roof with three roof lights to the rear of this dwelling maintains the character of the dwelling and is subservient to the existing dwelling. The proposal is therefore acceptable in terms of the design requirements of Policy BE1.

Impact on Neighbours

The proposed roof extension abuts the boundary with no. 3 Forest Road. The resultant effect of the revised roof design is a greater mass (approximately 2.52 metres) of elevation and a roof overhang of 1.4 metres along the common boundary with No. 3 forming a canopy over the inset section of the existing flat roof extension.

A conservatory is positioned to the rear of No. 3 adjacent to the boundary projecting approximately 2.5 metres from the rear elevation wall of the main house. It should also be noted that there has been no objection received from the neighbour living at No. 3. It is considered that the impact of the proposed extension is minimal and not to the detriment of the residential amenities currently enjoyed by the occupiers of No. 3.

Due to the separation distance that exists to no. 2 Forest Road, the proposal does not result in any other material impacts upon residential amenity.

Accordingly, the proposal is compliant with the amenity requirements of Policy BE1 and the SPG.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan and the Council SPG on House Extensions 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, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling or street scene and 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 in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise 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 - A3/02/rev. - Received on 11/08/2011
Drawing - A3/01/rev. - Received on 11/08/2011
Drawing - A3/04/a - Received on 11/08/2011

Drawing - A3/06/rev. - Received on 11/08/2011
Drawing - A3/03/rev. - Received on 11/08/2011

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).

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.

Contact Officer:- Kevin Roeton Ext 5919