DELEGATED REPORT

Recommendation Made: 8 May 2011

Reference:- 11/00231/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Mr & Mrs Christopher Simpson
87 Mill Lane
Earl Shilton
Leicester
Leicestershire

Location:- 87 Mill Lane Earl Shilton Leicester Leicestershire LE9 7AY

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks planning permission for a two storey gabled roof extension to the side (northwest) elevation of this 1990s style, semi detached dwelling.

The dwelling is constructed from brown brick and concrete interlocking roof tiles.

Planning History:

04/00644/FUL – Erection of rear conservatory – Approved on 06/07/2004

Consultations:-

Earl Shilton Town Council do not obeject to this application.

Neighbours notified but no representations received.

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Bagworth 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, street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Earl Shilton, 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 proposed two storey side extension has a gabled roof design. The ridge line is 0.5m lower then the ridge on the main house. The extension will also be set back 1.2m from the front elevation of the main house and will be 1.5m in width. It is therefore considered to be subservient to the main house. Bearing in mind the set back distance and the separation gap of 1 metre to the boundary line the design of the proposed development would not result in a “terracing effect”.

As the proposed extension is subservient to the existing dwelling with appropriate set back and the 1m gap to the sites boundary line, the extension will not have any adverse impact on the street scene or the character of the existing dwelling and therefore acceptable in design terms. The proposal is therefore acceptable in terms of the design requirements of Policy BE1 and the House Extension Design Guide SPG.

Impact on Neighbours

No. 85 Mill Lane is located to the north west of the application site. The proposed extension will fall 0.2m short of the front elevation of no. 85 and will extend back to the rear elevation of the main house, falling 1m in front of the rear elevation of no. 85. Given its spatial relationship to no. 85, it is not considered the proposed extension will result in any material impacts upon residential amenity to that neighbouring property.

No. 89 is located to the south east of the application site. Due to its position on the north west side elevation of the main property, the extension will not impact on no. 89.

A small first floor bedroom window on the rear elevation will allow for some overlooking into the rear garden of no. 51, however, a first floor overlooking issue already exists from the existing first floor windows and the issue of overlooking is not unexpected in a suburban location and the degree of overlooking is not considered to be materially detrimental in planning terms to have an adverse impact on the neighbours amenity in terms of privacy.

This first floor bedroom window will be approximately 10 metres away from the rear boundary with dwelling no. 14 Frank Booton Close. Bearing in mind there are other first floor rear elevation windows, it is not considered to result in any material overlooking.

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

Highways

As a result of development one car parking space will be lost. Nevertheless there will still be a 2.4m x 4.8m driveway remaining and a new car park space created at the front using porous block paving. Two car parking spaces for a three bedroom property is considered to be acceptable.

Conclusion

The proposal would respect the scale and character of the existing dwelling or street scene and would not adversely affect the amenities of the occupiers of neighbouring properties. An extra parking space will be provided as a result of development to comply with Policy T5 of the Local Plan. 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 street scene 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 - 11-3550-PL A - Received on 23/03/2011
Drawing - 11-3550-EX A - Received on 23/03/2011
Site Location Plan Issue C - Received on 28/03/2011

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