DELEGATED REPORT

Recommendation Made: 30 August 2011

Reference:- 11/00585/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Ms Jean Marriott
4 Almond Way
Earl Shilton
Leicester
Leicestershire

Location:- 4 Almond Way Earl Shilton Leicester Leicestershire LE9 7HZ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING AND ALTERATIONS TO GARAGE

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the front of this semi detached dwelling and the re-roofing of the existing garage with a pitched roof.

The dwelling is constructed from brown brick with brown roof tiles.

There is no relevant planning history on this property.

Consultations:-

At the time of writing the report no comments have been received from: -
Earl Shilton Town Council
Ward Members
Neighbours

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

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

Policy BE1 - Design and Siting of the Development

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 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 Existing Dwelling and Street Scene.

The proposed single storey extension will be visible from the street scene when entering Almond Way from Maple Way. Its simple form and small scale, it is not considered to impact on the street scene or the character

of the existing dwelling.

The proposed gabled roof to the garage is located at the rear of the property, the extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Impact on Neighbours – Forward Extension

The proposed extension projects a further 1.9 metres further forward of the existing front elevation. There is a lounge window to the front elevation of No. 2 Almond Way however this is separated from the proposed extension by a separation distance of at least 3 metres between the boundary of No. 2 and the side elevation of the proposed extension.

There is a lounge window and entrance door to No. 6 Almond Way however there is a separation distance of at least 5 metres between the front elevation of the neighbouring property and the side elevation of the proposed extension. As the proposed extension is single storey and given the separation distance and its position inset off the boundary, it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

Impact on Neighbours - Gabled Garage Roof

The proposed gabled roof increases the ridge height by a further 1.3 metres and will not exceed 4 metres in height for a gabled roof. There are windows to the rear elevation of No. 6 Almond Way however this is separated from the proposed extension by an existing detached garage along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence there is a separation distance of at least 6 metres between the rear elevation of the neighbouring property and the front elevation of the rear garage, it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

There are windows to the rear of No. 2 Almond Way however there is a separation distance of at least 8 metres between the rear elevation of the neighbouring property and the front elevation of the garage this is also separated from the proposed extension by a 2 metre high boundary fence and existing mature vegetation, it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

No. 200 and 202 Cedar Road are located to the north of the application dwelling and are detached. There are no windows visible on the rear elevation of these properties as they are separated from the proposed extension by a distance of at least 17 metres along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence and the rear detached garages located in the gardens of the neighbouring properties, it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

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 policies 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 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 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 proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 drawing number 11-06-001; Existing Site Block Plan to a scale of 1:200 drawing number 11-06-006; Main Property Existing Elevations to a scale of 1:100 drawing number 11-06-009; Existing Elevations to a scale of 1:100 drawing number 11-06-003; Existing Floor Plan to a scale of 1:100 drawing number 11-06-002; Proposed Site Block Plan to a scale of 1:200 drawing number 11-06-007; Proposed Site Plan to a scale of 1:100 drawing number 11-06-004; Main Property Proposed Elevations to a scale of 1:100 drawing number 11-06-010 Rev A; Proposed Elevations to a scale of 1:100 drawing number 11-06-005

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:- Joanne Orton Ext 5666