DELEGATED REPORT

Recommendation Made: 29 September 2011

Reference:- 11/00691/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Ms Janet Riley
9 Park Street
Market Bosworth
Nuneaton
Leicestershire

Location:- 9 Park Street Market Bosworth Nuneaton Leicestershire CV13 0LL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for a single storey extension to the rear of this semi-detached dwelling within the Market Bosworth Conservation Area.

The property is an unlisted building of local historic and architectural interest as identified in the Market Bosworth Conservation Area Appraisal constructed from red facing brick, rendered walls painted white and grey slate.

The proposed rear extension is exactly the same in its architectural form and scale to the previously approved scheme 11/00303/FUL. The proposal also remains sited on the rear elevation of the existing extension. The only difference to the rear extension is the proposed use of materials.

Planning History:

00/00759/FUL – Extension to dwelling – Approved on 27/09/2000
00/00770/CON – Demolition of kitchen, pantry and store – Consented on 27/09/2000
03/00859/FUL – Creation of vehicular access – Refused on 03/11/2003
04/00212/FUL – Proposed extension of vehicular access (revised scheme) – Approved on 24/03/2004
11/00303/FUL - Extensions and alterations to dwelling - Approved on 20/06/2011

Consultations:-

Neighbours notified and site notice displayed on 02/09/2011

No objections have been received from:-

Market Bosworth Parish Council
Director of Environment and Transport (Highways)

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1
Policy BE7

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Market Bosworth Conservation Area Appraisal

Appraisal:-

The single storey extension recently received planning permission under planning reference 11/00303/FUL. The only change to the previous scheme is the use of materials. The main consideration for the determination of this application is therefore the impact of the proposed changes in materials on the character and appearance of the existing dwelling and Conservation Area. The impact of the proposal on the amenities of neighbouring properties will also be considered.

Impact on Existing Dwelling

The main house has smooth rendered walls painted in white on the side and front elevations with facing brick on the rear elevation. The existing rear extension comprises a mixture of exposed facing brick and smooth rendered walls.

Given the proposal is at the rear of the property where the uniform appearance of facing brick on the rear elevation has already been compromised by rendered elements the proposal is not considered to materially harm the character of the existing dwelling or the street scene.

Conservation Area

The Conservation Officer commented that the elevations would be better in facing brickwork rather than rendered. Nevertheless, the extension is at the rear. The proposal is compatible with the character of the main house and is therefore considered acceptable. On this basis, it is considered that the proposal preserves the character of the Market Bosworth Conservation Area.

Impact on Neighbours

No. 11 Park Street is located to the east of the application site adjoining the applicant's property as a semi-detached pair. The proposed extension is 2.6 metres in length and when combined with the existing rear extension the total distance from the rear elevation wall of the main house is 4.9 metres. Nevertheless, the proposed extension is off-set from the boundary wall by 3.4 metres. Given the boundary wall is 1.8 metres in height and the neighbour has a rear extension that projects 3.5 metres with no side elevation window, it is not considered the proposed extension will have an adverse impact on the amenities currently enjoyed by no. 11.

Ye Olde Red Lion a Public House and Hotel is located to the west of the application site. The car park is nearest to the applicant's site and therefore no impact on residential amenities will occur.

Conclusion

The proposal would respect the character of the existing dwelling and preserves the character of the Market Bosworth Conservation Area and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policies BE1 and BE7 of the Local Plan and the adopted SPG on House Extensions and is therefore recommended for approval subject to conditions. The development preserves the character of the Market Bosworth Conservation Area.

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, preserves the character of the Market Bosworth Conservation Area and would not harm the street scene and neighbours amenities and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & BE7

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The material to be used on the external elevations of the proposed extension shall be smooth rendered painted in the colour white, unless previously agreed in writing with the Local Planning Authority.

3 The door and windows to the extension hereby approved shall be constructed from timber and thereafter be retained as such.

4 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 5420.05A - Received on 25/08/2011
Drawing - 5420.06B - Received on 25/08/2011
Drawing - 5420.07A - Received on 25/08/2011
Drawing - 5420.09A - Received on 25/08/2011
Drawing - 5420.10B - Received on 25/08/2011
Drawing - 5420.14A - Received on 25/08/2011

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 & BE7 of the adopted Hinckley & Bosworth Local Plan.

3 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 & BE7 of the adopted Hinckley & Bosworth Local Plan.

4 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