DELEGATED REPORT

Recommendation Made: 4 May 2011

Reference:- 11/00215/FUL **Parish:- Groby Parish Council**

Applicant:- Mrs Lucy Webb
40, Percival Way
Groby
Leicestershire

Location:- 40 Percival Way Groby Leicester Leicestershire LE6 0AU

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a single storey lean to roof extension to the rear of this attached dwelling.

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

Relevant Planning History: -

06/00207/FUL - Erection of 56 Dwellings with Associated Parking and Access - Refused - 21.06.2006
06/00898/FUL - Erection of 61 Dwellings with Associated Parking and Access - Planning Permission - 03.11.2006

Consultations:-

A letter has been received raising the following concerns: -
No objection has been raised in relation to the current application however concerns have been raised over the boundary between the two properties due to the garden area being dug out leaving the garden fence unstable.

At the time of writing the report no comments have been received from: -
Groby Parish Council
Ward Members
Site Notice

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Groby 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 Groby, as defined on 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.

Given the location, at the rear of the property and its small scale, the extension will not have any adverse impact on the street scene and will maintain the simplistic traditional construction and character of the existing dwelling and is therefore acceptable in design terms.

Impact on Neighbours.

The proposed extension projects 3 meters from the existing rear elevation and is therefore compliant with the SPG standard.. No. 42 and 38 Percival Way are located to the west and east of the application dwelling and are attached. There are two windows located to the rear elevations of both dwellings however these are separated from the proposed extension by a 2 metre high boundary fence. Given the design of the extension and the height of the existing boundary treatment it is not expected that this will have an impact on the amenities of the occupiers of No. 42 and 38 Percival Way.

Other Matters.

In response to the concerns raised over the stability of the boundary fence this is not a material planning consideration and is not relevant in the determination of this application. Issues relating to the common boundary may be party wall considerations at a note to applicant is attached to this effect.

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 existing dwelling 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; Site Block Plan to a scale of 1:500; Existing Elevations and Floor Plan to a scale of 1:100; Proposed Elevations and Floor Plans to a scale of 1:50 drawing number 01/11 received 25 March 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:- Joanne Orton Ext 5666