**DELEGATED REPORT**

**Recommendation Made: 19 January 2009**

**Reference:-** 08/00961/FUL **Parish:-** Groby Parish Council

**Applicant:-** Robert Wood
18 Jacqueline Road
Markfield
Leicestershire
LE67 9RB

**Location:-** 18 Jacqueline Road Markfield Leicestershire LE67 9RB

**Proposal:-** EXTENSIONS AND ALTERATIONS TO DWELLING.

**Introduction:-**

This is a ful application for the erection of a porch to the front of a detached previously extended bungalow . There is currently a small flat roofed porch to the front. Jacqueline road has an open aspect to the front and bounds countryside to the rear. Properties along the Southern side of the road comprise bungalows, of varying design, which occupy a uniform building line. There are no front extensions which project beyond the established building line on this stretch of road. The properties are south facing. The property is a distance of 6m from the highway boundary, to the front and side is parking.

**Consultations:-**

No Objections have been received from:-
Parish Council
Neighbours
County Highways

**Development Plan Policies:-**

BE1 - Siting and Design

SPG - House Extensions

**Appraisal:-**

The main issues for consideration are the impacts of the proposal on the character of the street scene and over development of the site. The application is for a front porch, however the size of the proposal (3m x 2.5m) well exceeds the size of most porches. The bungalow is situated on a modest plot and has been substantially extended to the rear, if permitted the front extension would result in over 50% of the land around the property having been developed. Accordingly the remaining amenity space is not considered sufficient for this size of property. Although the main property has a pyramidal roof design, the hipped roof of the proposal will render it in keeping with the main property. Despite the design being compatible, the proposals projection of 3m will have an adverse impact on the character of the street scene. The properties on this side of the street follow a uniform building line, and although some have been extended to the front, their projection is of such a marginal scale, that it does not protrude beyond the established building line. As the porch will project forward of the established building line, it is considered incongruous in the street scene. further it will be conspicuously out of place in the proposed location, will dominate the front of the property and conflict with the established pattern of development.

**RECOMMENDATION :- REFUSE, for the following reasons :-**

**Reasons :-**

1 In the opinion of the Local Planning Authority the proposed development will by virtue of its size, scale and location have a materially detrimental and incongruous impact on the character and appearance of the existing dwelling and the street scene and will result in over development of the site, therefore conflicting with policy BE1 of the adopted Hinckley and Bosworth Local Plan and the adopted Supplementary Planning Guidance on House Extensions.

**Contact Officer:-** **Eleanor Shaw** **Ext 5691**













