DELEGATED REPORT

Recommendation Made: 10 December 2008

Reference:- 08/01036/FUL **Parish:-** Groby Parish Council

Applicant:- Mr E Flynn
14 Marina Drive
Groby
Leicester
LE6 0DX

Location:- 14 Marina Drive Groby Leicester LE6 0DX

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Full application for a ground floor side extension. Application property comprises a hipped roof red brick semi-detached property, with double height hipped roofed bays and a hipped roofed porch. Hard standing for 2-3 cars to the front, access gained adjacent to the northern boundary. Dwelling partially screened from the highway by a row of mature conifers. Property is a considerable distance from the boundary of 12 Marina drive. Access to the rear of the property is restricted by a 1.8m high close board fence. A shed is positioned adjacent to this, abutting the common boundary. Surrounding properties are of similar design and age, with 12 Marina drive being the exception. This is a substantial pitched roofed detached property occupying a double plot. Planning Permission has recently been granted for substantial extensions to this property,some of which will project along the common boundary. The adjoining semi has been extended to the side.

Proposal comprises a pitched roofed garage and porch, which extends into a flat roofed utility and bathroom extension.The proposal will extend the length of the property along the boundary.

Consultations:-

No objections have been recieved by:-

Parish Council/Neighbours

County Highways

Development Plan Policies:-

BE1 - Siting and Design

SPG - House Extensions

Appraisal:-

Although the proposal is pitched roofed as opposed to hipped - which would be in keeping with the application property, given that the adjacent property has a pitched roof and a pitched roof side extension adjacent to the boundary, the design will not have a detrimental impact on the character of the street scene, and given the minimal scale of the proposal there will be no material impacts on the character or appearance of the application property.

Although both 12 and 14 Marina Drive will extend along the common boundary, given the different ridge heights and step back of the extensions there will be a staggered appearance and a terracing effect will be avoided.

The mass, scale and materials proposed will be in keeping with the application property, and the proposals appearance will be subservient. As the extension will project no further than the existing rear elevation of the property , there will be no further impacts on loss of light to the adjacent property.

The dimensions of the garage will easily accommodate a car and the garage is a sufficient distance from the highway to ensure a car can stand in front, and vehicles can pull safely off the highway before entering the garage.

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 would be in accordance with the development plan. Resultant of the design, mass and position of the proposal there are considered no adverse impacts on either visual or residential amenity or on the character of the street scene.
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.

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.

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.

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 6th 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 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.

5 List of plans used in the determination of this application:- Drg Nos. 3735:1; 3735:2

Contact Officer:- Eleanor Shaw Ext 5691



