DELEGATED REPORT

Recommendation Made: 22 June 2009

Reference:- 09/00363/FUL **Parish:- Groby Parish Council**

Applicant:- Mr Robert Wood
18 Jacqueline Road
Field Head
Leicestershire
LE67 9RB

Location:- 18 Jacqueline Road Markfield Leicestershire LE67 9RB

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is an amended scheme for a previously refused application (08/00961/ful). This application proposes an enlargement of the existing porch to the front of this detached, previously extended bungalow . There is currently a small flat roofed porch. 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 projecting beyond the established building line along this stretch of road. The properties are south facing. The property is 6m from the highway boundary. To the front and side there is parking.

The application proposes to replace the existing flat roofed porch with a hipped roofed porch, with an increase in width of 0.7m.

Consultations:-

Groby Parish council have no objections to the application

There has been one neighbour objection concerning the amount of off road parking at the property. The objector does not want the proposal to reduce off road parking space.

Leicestershire County Ecology have requested that a watching brief be maintained by the applicant throughout the course of the development

Development Plan Policies:-

BE1 - Siting and Design

SPG - House Extensions

Appraisal:-

Although this proposal will project forward of the establish building line; due to the marginal extent of this projection (1.5m), the scheme is not considered incongruous in the street scene, and thus will not have a detrimental impact on its character. Nor will the proposal dominate the front elevation of the property. On the contrary, its pitched roofed design will enhance the aesthetic appeal of the existing flat roofed porch, benefiting the visual amenity of the street scene. Despite this property having been extensively extended to the rear, due to the marginal scale of the scheme proposed, the extension does not warrant refusal on grounds of overdevelopment.

As the existing porch's footprint will only be marginally increased by the proposal, sufficient off road parking will be retained.

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, scale and location of the proposal there are no material impacts on either visual or residential amenity or on the character of the street scene. Accordingly the development is considered acceptable.

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 This permission relates to the application as revised by amended plan 2A; 2B; 2C received by the Local Planning Authority on 13/07/09

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.

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 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. 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 List of plans used in the determination of this application:- Site Plan Scale 1:200, Plan Nos. 2a, 2b and 2c

Contact Officer:- Eleanor Shaw Ext 5691