DELEGATED REPORT

Recommendation Made: 20 March 2009

Reference:- 09/00073/FUL **Parish:- Markfield Parish Council**

Applicant:- Mrs S Lydon
132 Main Street
Markfield
Leics
LE67 9UX

Location:- 132 Main Street Markfield Leicestershire LE67 9UX

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Planning permission is sought for a two storey rear extension and a single storey side extension to 132 Main Street, Markfield. The application relates to a detached two storey property constructed with others around the 1960's /70's. To the north of the site is a pair of semi-detached properties constructed at the same time as the application property. To the south is the Coal Industry Social Welfare, a single storey building which extends along the whole of the southern boundary of the site.

The single storey side extension would continue the profile of the porch roof to the boundary with the Miners Welfare building. The structure would then follow the boundary line to level with the rear wall of the dwelling. The two storey rear extension would span the whole width of the property, with a gable end facing east. The extension would project 3m from the rear elevation of the existing dwelling and would be located approximately 1m from the boundary with the property to the north.

A site visit was undertaken on 17.02.09 by the case officer and access to the rear garden.

Relevant Planning History

No relevant planning history.

Consultations:-

No objections received from…
Land Drainage Engineer

The Miners Social Welfare Organisation has objected to the proposal on the following grounds;
a) The proposal will be overbearing to the miners institute building and any replacement building eg a dwelling due to the proximity of the proposal to the boundary and the height of the extension.
b) The proposed side window would overlook the site of the institute and any future residential development.
c) The structure and lay out of the store is inappropriate as it shows openings facing the institute which in the event of the institute building being demolished will leave the shelter open to the elements.
d) The development will be visible from the main road, despite claims from the applicant.
e) The overall development is out of keeping with properties in the immediate area.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.
Policy T5- Highway design and vehicle parking standards
Supplementary Planning Guidance – residential extensions.

Appraisal:-

The main issues for consideration are the effect of the proposal on the amenities of neighbouring residents, the street scene and the appearance of the dwelling.

The proposal whilst located to the south of the neighbouring property is located away from the boundary and therefore in this instance the 3m projection is considered acceptable. The removal of the window to the northern elevation has removed any potential overlooking to this property. To the south the miners institute building extends the whole length of the garden, with no window or other openings facing the application site. A window to this elevation is therefore considered acceptable and it is not considered that the proposed extension would result in a detrimental impact on the amenities of residential properties.

To the front of the property the proposed single storey extension would be visible from the public highway. Whilst guidance suggests that the extension should be set back, it is proposed to continue the roof of the porch across providing continuity with the dwelling. The single storey nature of the dwelling results in the extension being subservient to the main dwelling. This element of the proposal is therefore considered acceptable.

The two storey rear extension would not be visible from the public highway. Located round the back and set in from the boundaries it is not considered that the development would be overbearing on the amenities of the surrounding properties.

The proposal does not increase the number of bedrooms and therefore there is no requirement for any additional off street parking. Whilst the garage is substandard by todays standards it, and the forecourt parking, are existing and therefore do not affect the determination of this application.

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 size, scale, siting and design would not detrimentally affect the character or appearance of the streetscene or the amenities of neighbouring residents and would therefore 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 This permission relates to the application as revised by amended plan 09/2333/01A received by the Local Planning Authority on 25.02.09.

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 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.

6 List of plans used in the determination of this application:-
Site location plan, block plan, 09/2333/02, 09/2333/01A

Contact Officer:- Sarah Humphries Ext 5680