DELEGATED REPORT

Recommendation Made: 19 August 2011

Reference:- 11/00492/FUL **Parish:- Desford Parish Council**

Applicant:- Mr Francis Hollier
66 High Street
Desford
Leicestershire
LE9 9JF

Location:- 66 High Street Desford Leicester Leicestershire LE9 9JF

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey rear extension and alterations to an existing garage to 66 High Street, Desford, known as Welford House. The proposals provide an additional bedroom, an extended lounge and re-alignment of a garage wall to improve vehicular access to the rear curtilage.

The dwelling is a two storey detached cottage with a subordinate 1½ storey rear wing extension along the east boundary and an uncharacteristic modern flat roof garage extension to the west side elevation. It is located on the south side of High Street within the Desford Conservation Area. The dwelling has white painted rough cast rendered walls and slate roof tiles.

Amended plans have been submitted to address initial concerns regarding the design of the proposed two storey rear extension.

Relevant Planning History:-

None.

Consultations:-

No objections have been received from Director of Environment and Transport (Highways)

No written response has been received at the time of writing this report from:-

Desford Parish Council
Press Notice
Site Notice
Neighbours

Ward Members have made no comments.

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 9: Biodiversity and Geological Conservation

Adopted Core Strategy

No relevant policies.

Adopted Local Plan

The site lies within the settlement boundary of Desford and the Desford Conservation Area as defined in the

adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of the Development
Policy BE7: Development in Conservation Areas
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document: Highways, Transportation and Development
Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the design of the proposed extension and alterations and impact on: the character and appearance of the existing dwelling, the street scene and the Desford Conservation Area; the amenities of the occupiers of neighbouring properties, highway safety and protected species.

The Principle of Development

The site is located within the settlement boundary of Desford as defined in 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.

Design and Impact on Character and Appearance

The proposed two storey rear extension by virtue of its small scale, the amended design that includes two subordinate rear projecting gables and the use of matching materials respects the scale, character and appearance of the existing dwelling. Whilst visible from High Street, given its position at the rear of the dwelling it will not be prominent and will not have an adverse impact on the street scene and will preserve the character and appearance of the wider Desford Conservation Area. After raising initial concerns regarding the originally submitted flat roof design and its potential impact on the dwelling and wider Desford Conservation Area, the Borough Council's Conservation Officer has no objection to the revised scheme which is considered to be a significant improvement.

The proposals also include the realignment of the west elevation wall of the more modern garage extension to improve the width of the vehicular access off High Street leading to the to the rear curtilage. The proposed minor alteration to this uncharacteristic extension will not have any additional adverse impact on the character of the existing cottage and positioned at the rear will not have any adverse impact on the street scene or Desford Conservation Area.

Impact on Neighbours

The proposed extension projects 3 metres from the main rear elevation of the cottage, is set off the boundary by 5 metres and has no side facing windows. No 64 High Street is a two storey semi-detached house located to the west that projects further to the rear than the proposed extension and has a blank side elevation facing the proposals. As a result, the proposed extension and alterations will not give rise to any overbearing impact or loss of privacy that will result in any adverse impact on residential amenity to the occupiers.

The proposed extension is well screened from No 68 to the east by the existing 1½ storey extension wing and the dwelling to the rear, 5 Roman Close, is over 45 metres to the south east of the proposal. As a result the proposals will not have any adverse impact on the residential amenity of any other neighbouring properties.

Impact on Highway Safety

The proposed re-alignment of the garage wall will improve the vehicular access to the site off High Street in terms of its width although visibility will remain poor. Adequate off-street car parking is to be retained within the curtilage of the dwelling. As a result the proposals will not have an adverse impact on highway safety.

Impact on Protected Species

Whilst no Protected Species Survey has been carried out or requested to support this application, in view of the amended plans which will involve greater disturbance to the existing pitched roof of the cottage, a non-standard note to applicant regarding protected species and responsibilities towards them and their habitat is recommended in order to comply with Planning Policy Statement 9.

Conclusion

The proposals are acceptable in principle, would respect the scale, character and appearance of the existing dwelling, would not have an adverse impact on the character or appearance of the street scene and would preserve the appearance of the wider Desford Conservation Area. The proposals would not have an adverse impact on the amenities of the occupiers of neighbouring properties, highway safety or protected species. The proposals are therefore considered to be in accordance with Planning Policy Statement 9 and policies BE1, BE7 and T5 of the adopted Local Plan and the Council's SPG on House Extensions and 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 its siting, scale, design and appearance would not have an adverse impact on the character or appearance of the existing dwelling, the street scene, the amenities of neighbouring residents, highway safety or protected species and would preserve the appearance of the Desford Conservation Area and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, BE7 and T5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at 1:1250 scale received by the local planning authority on 4 July 2011 and Alternative Proposed Elevations drawing Rev B received by the local planning authority on 1 August 2011 and Block Plan and Proposed Floor Plans drawing Rev B received by the local planning authority on 8 August 2011.

3 The materials to be used on the external elevations of the proposed extension and alterations 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 For the avoidance of doubt and in the interests of proper planning.

3 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.

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).

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