DELEGATED REPORT

Recommendation Made: 3 May 2011

Reference:- 11/00256/FUL **Parish:- Bagworth Parish Council**

Applicant:- Mr Stuart Murray
15 Daisy Close
Bagworth
Coalville
Leicestershire

Location:- 15 Daisy Close Bagworth Coalville Leicestershire LE67 1HP

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the rear of this detached dwelling.

The property is located within a stretch of Daisy Close where there is a mix of detached dwellings set back from the road frontage. Existing boundary treatments consists of a 2 metre high boundary fence between 11 and 25 Daisy Close and 14 Burditt Close.

The dwelling is constructed from red brick with brown concrete roof tiles.

Relevant Planning History: -

99/00820/OUT - Residential Development and Associated Open Space Including Village Green and Play Areas and Provision of a Local Retail Facility - Outline Planning Permission - 01.05.2001
01/00522/REM - Erection of 75 Dwellings and Associated Works - Approval of Reserved Matters - 15.08.2001
01/01041/REM - Extenal Building Materials and Landscaping - Approval of Reserved Matters - 07.12.2001
02/00120/REM - Residential Development and Associated Works for 10 Dwellings (Amended Layout) Following the Granting of Outline Planning Permission 99/00820/OUT - Approval of Reserved Matters - 17.04.2002
02/00236/REM - Residential Development and Associated Works for 50 Dwellings - Refusal of Reserved Matters - 09.10.2002
02/00374/REM - Erection of 55 Dwellings and Associated Works - Approval of Reserved Matters - 10.10.2002
02/01396/REM - External Building Materials and Landscaping Phase 2 - Approval of Reserved Matters - 07.02.2003
10/00622/FUL - Enlargement of the Existing Chimney - Planning Permission - 01.10.2010

Consultations:-

No comments have been received from: -
Head of Community Services (Land Drainage)

At the time of writing the report no comments have been received from: -
Bagworth Parish Council
Ward Members
Neighbours

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Bagworth as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Bagworth, 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.

Impact on Exisiting Dwelling and Street Scene.

The proposed extension has been designed with a lean to roof design which is adjacent an existing gabbled roof projection to the rear of the dwelling. Given the location, at the rear of the property and its small scale that reflects that of the existing extension, the extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Impact on Neighbours

The proposed extension projects 5.7 meters from the furthest point of the existing rear elevation and will be attached to an existing projected rear elemant of the existing dwelling. No 11 Daisy Close is located to the south west of the application dwelling and is detached. By way of the proposed extension position to the south west of the existing rear projection, there is no opportunity for any overlooking or arising amenity issues between the two dwellings. No.11 Daisy Close is also separated from the proposed extension by a fence which is approximately 2 meters in height.

No. 25 Daisy Close is located to the north west of the application site and is a detached dwelling. There are no rear windows which will be affected by the proposed extension. Along with the 2 metre high boundary fence there is a separation distance of at least 40 metres between the rear elevation of the neighbouring dwelling and the rear elevation of the proposed extension, no adverse impact on residential amenity will arise.

Nos.14 Burditt Close is located to the south west. There are windows located on the rear elevation of this property however a separation distance of at least 14 metres exists here between the rear elevation of the neighbouring dwelling and the rear elevation of the proposed extension along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 2.7 metres by projecting 5.7 metres from the rear elevation of the dwelling, given the design of the extension, its position inset off from the boundary and the height of the existing boundary treatment it is not expected that this will have an impact on the amenities of the occupiers of the neighbouring properties.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 of the Local Plan and the Council SPG on House Extensions and is therefore 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 the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would 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 The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 drawing number 004; Site Block Plan to a scale of 1:500 drawing number 005; Existing South and West Elevations to a scale of 1:100 drawing 006; Existing and Proposed Plans and Elevations to a scale of 1:100 drawing number 003.

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 and in the interests of proper planning.

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).

Contact Officer:- Joanne Orton Ext 5666