DELEGATED REPORT

Recommendation Made: 26 April 2011

Reference:- 11/00113/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Mr & Mrs R Dunnington
139 Station Road
Earl Shilton
Leicestershire
LE9 7GF

Location:- 139 Station Road Earl Shilton Leicester Leicestershire LE9 7GF

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks to obtain full planning permission for the erection of a single storey rear extension at No. 139 Station Road, Earl Shilton. The application property is a terraced house in red facing brick, plain roof tiles, upvc windows and doors. At the rear of the terraced house is an adjoining two storey gable extension with No. 137 which has interlocking roof tiles. The ground floor of the neighbouring property to the north forms part of the local convenience store with living accommodation at first floor level. The neighbouring commercial unit has a two storey projecting gable extension at the rear.

The site at the rear is crossed by a passageway extending from Equity Road to Station Road. Beyond this section is a garden store and wooden fencing that encloses the rear garden.

The proposal is for a single storey rear extension to the existing kitchen area and extending the existing gable. The proposed extension will have the following dimensions, 4.3 metres in length x 1.6 metres in width x 2.5 metres to the eaves x 3.3 metres to the top of the roof plane.

Recent Planning History:-

None

Consultations:-

Neighbours notified, but no representations received.

Earl Shilton Town Council has raised no objection.

Development Plan Policies:-

Adopted Hinckley and Bosworth Borough Council Local Plan

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

BE1 (Design and siting of development)

Other Policy Documents

Adopted Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main consideration for the determination of this application is the design of the extension and its impact on the existing property and neighbours amenities.

Design

The proposal is for a simple mono-pitched roof with the same roof pitch as the existing projecting gable. The extension is located within the natural and typical recess space that exists between the rear wall of the dwelling and the two storey outrigger. The proposed materials of facing brick, interlocking roof tiles and upvc doors are considered to be in keeping with the existing dwelling. The overall simple design of the extension is considered suitable at the rear of the property.

Neighbours amenities

In order to protect the amenity of surrounding properties, in terms of loss of light, overshadowing and overbearing impact, the House Extension SPG advises that a single storey extension should project out no further than three metres along the common boundary line with an adjoining dwelling.

It was noted during the site visit that the ground floor of the neighbouring property forms part of the local convenience store, which had a boarded up rear elevation window and a bricked up side elevation window and door. The nearest habitable room window was the first floor bedroom window. For this reason, it is considered the proposed extension by virtue of its single storey nature and relationship with the neighbouring property will not have an overbearing impact on the occupiers living on the first floor above the local convenience store.

Although the extension is due south of the living accommodation above the local convenience store, it is single storey and due to there being no habitable ground floor rear or side elevation windows, it is not considered to result in any loss of light or shadowing.

There are no windows on the side elevation of the proposed extension. This is different to the existing situation as there are two kitchen windows on the side elevation of the projecting gable. Instead two roof lights will be inserted on the rear roof plane. It is considered there will be no overlooking or loss of privacy.

Because the proposed rear extension projects 4.3 metres so that the rear elevation extends up to the rear elevation of the shared projecting gable, it is not considered to the development will have an impact on the amenities enjoyed by the occupiers of the neighbouring property at No. 137.

Conclusion

In summary it is considered the proposed extension will not have a detrimental impact on the existing property and will not adversely affect neighbours amenities.

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 and would not harm neighbours amenity and would be of an acceptable design which does not adversely affect the existing dwelling or 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 in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Drawing - 4043/01 - Received on 07/03/2011
Drawing - 4043/02 - Received on 07/03/2011

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).

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.

Contact Officer:- Kevin Roeton Ext 5919