DELEGATED REPORT

Recommendation Made: 11 October 2011

Reference:- 11/00639/FUL **Parish:- Ratby Parish Council**

Applicant:- Mr Neil Ashdown
11 Warwick Road
Chapel St Leonards
Skegness
Lincolnshire

Location:- 21 Fielding Lane Ratby Leicestershire LE6 0AS

Proposal:- CAR PORT EXTENSION (RETROSPECTIVE)

Introduction:-

This application seeks retrospective full planning permission for a car port extension to the side elevation of a modern semi-detached two storey dwelling known as 21 Fielding Lane, Ratby located within a residential estate. The car port will extend over an existing hard surfaced driveway. The car port is of timber frame construction with oak posts and white painted timber doors to the front elevation, Yorkshire boarding and a clear perspex sheet shallow mono-pitch roof. The close boarded timber garden fence and access gate to the rear garden form the rear elevation of the structure.

The application dwelling is constructed of light brown multi facing bricks and red roman concrete roof tiles.

History:-

No relevant planning history.

Consultations:-

No objections have been received from Head of Community Services (Land Drainage)

No response has been received at the time of writing this report from Ward Members, Ratby Parish Council or neighbours.

Development Plan Policies:-

Adopted Core Strategy

No relevant policies

Adopted Local Plan

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

BE1 - Design and Siting
T5 - Highway Design and Vehicle Parking Standards
SPG on House Extensions.

Appraisal:-

The main considerations in respect of this application are the principle of development, the design and siting of the car port and its impact on the character and appearance of the existing dwelling and street scene and impact on the amenities of neighbouring properties and highway safety.

Principle of Development

The site is located within the settlement boundary of Ratby as defined in the adopted Hinckley and Bosworth Local Plan therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Existing Dwelling and Street Scene.

The car port has a shallow lean to roof design which abuts the side elevation gable, does not extend beyond the rear elevation of the application dwelling and is set back from the front elevations of the application dwelling and the adjacent dwelling 19 Fielding Lane by approximately 4.5 metres and 1 metre respectively. As a result of this set back and its small scale the car port will not be prominent within the street scene and will not have any adverse impact on the character of the street scene or the existing dwelling and notwithstanding the shallow roof design that is typical of such structures is considered acceptable in design terms. Adequate private amenity is retained within the curtilage.

Impact on Neighbours

The car port is set back by approximately 2 metres from the front elevation of 19 Fielding Lane and set forward approximately one metre from the rear elevation of 19 Fielding Lane and there are no side elevation ground floor windows on 19 Fielding Lane facing the proposal. As a result, of its design and siting, the car port will not have any adverse impact on the amenities of the occupiers of any neighbouring properties. The side elevation of the car port is screened by the existing 1.8 metres high close boarded timber and concrete post boundary fence between the application dwelling and 19 Fielding Lane.

Highway Safety

Two car parking spaces are retained within the curtilage of the dwelling albeit the one within the car port at 2.5 metres minimum x 5.3 metres is marginally smaller than current Highway Authority car space standard. This is not considered sufficient to warrant refusal of the application, particularly given that the dwelling s not located on a classified or main road.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not have an adverse impact on the street scene, the amenities of the occupiers of neighbouring properties or highway safety and is considered to be in accordance with policies BE1 and T5 of the Local Plan and the Council SPG on House Extensions and is therefore recommended for approval subject to a condition in respect of the submitted plans.

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 as the car port would not have an adverse impact on the character or appearance of the existing dwelling or street scene, the amenities of the occupiers of neighbouring dwellings or highway safety.

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

1 This permission relates to the submitted application details on approved plans, as follows:- Site Location Plan at 1:1250 scale; Block plan at 1:500 scale and Plan and Elevation Drawing at 1:100 scale received by the local planning authority on 28th August 2011.

Reasons :-

1 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 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:- Richard Wright Ext 5894