DELEGATED REPORT

Recommendation Made: 6 May 2011

Reference:- 11/00229/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Mr & Mrs Nick Wilson
11 Doctors Fields
Earl Shilton
Leicester
Leicestershire

Location:- 11 Doctors Fields Earl Shilton Leicester Leicestershire LE9 7HN

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for a single storey hipped roof extension to the side (east) elevation of this detached bungalow. The bungalow is constructed from red brick and has red clay tiles to the roof. The main section of the roof is hipped with projecting gables on the front and rear. A conservatory is attached to the side (west) elevation of the projecting gable at the rear. There is also a detached double garage that sits in front of the bungalow to the side.

Planning History:

00/00872/FUL - Erection of rear conservatory - Approved on 04/10/2000
93/00396/4 - Erection of double garage - Approved on 28/05/1993

Consultations:-

Earl Shilton Town Council have no objections to this application.

Neighbours consulted but no representations have been received.

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Earl Shilton 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 Earl Shilton, 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 Dwelling and Streetscene

The proposed extension has a hipped roof design which abuts the side of an existing gabbled roof projection to the rear of the bungalow. Given its position at the rear of the property behind the detached double garage and subservience to the main dwelling, 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. The proposal is therefore acceptable in terms of the design requirements of Policy BE1 and the House Extension Design Guide SPG.

Impact on Neighbours

No. 15 Doctors Fields is located to the east of the application site. The proposed extension is off set 2.5 m from the side elevation of dwelling no. 15. There are two high level windows (obscure glazed) on the side elevation facing closed board fencing 1.67 metre high along the boundary line with the garden area of no. 15 which will prevent any overlooking. It is noted the side elevation will be off set 1 metre from the boundary. Bearing in mind the extension extends 2.5 metres beyond the rear elevation wall of the neighbouring property and the off-set distance, it is not considered the proposed extension will result in any other material impacts upon residential amenity.

No. 9 Doctors Fields is located to the west of the application site. Due to the position of the extension to the side of the existing rear gable and falling short of the rear elevation, the proposed extension will not have a impact on no. 9.

Taking into consideration the separation distance that exists to the rear of the adjacent dwelling on Hinckley Road, the extension would not adversely affect the amenities enjoyed by the occupiers of that neighbouring property.

Accordingly, the proposal is compliant with the amenity requirements of Policy BE1 and the SPG.

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

Drawing - D/1409/1/PD 1 - Received on 22/03/2011
Drawing - D/1409/1/PD 2 - Received on 22/03/2011

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).

Contact Officer:- Kevin Roeton Ext 5919