DELEGATED REPORT

Recommendation Made: 18 May 2011

Reference:- 11/00317/FUL **Parish:- Groby Parish Council**

Applicant:- Mrs W F Bassom
19 Rookery Lane
Groby
Leicestershire
LE6 0GL

Location:- 19 Rookery Lane Groby Leicester Leicestershire LE6 0GL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

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

The dwelling is constructed from red brick with brown roof tile however the existing side extension has been constructed from buff/stone effect cladding with brown roof tiles.

There is no relevant planning history on this property.

Consultations:-

One letter has been received stating no adverse comments

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Groby 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 street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Groby, 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 Existing Dwelling and Street Scene.

The proposed extension has a hipped, lean to roof design which abuts the side of the dwelling. Given its position at the side of the property adjoining an existing porch of similar design, its small scale that reflects the character of the existing it is considered that 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 proposed extension is to be constructed from materials to match the existing dwelling which will be screened from the street scene by existing boundary treatment consisting of a 2 metre high boundary fence.

Impact on Neighbours

To ensure that side extensions remain in keeping with the scale and design of the principle property, the SPD on House Extensions suggests that their ridge be set below that of the main property, they be set back 1 metre from the front of the house and they do not exceed half the width of the original dwelling house. In this case the proposed extension does comply with the criteria. This is nothing to do with impact on neighbours – you need to move it to an appropriate place above under the heading of impact on existing dwelling and street scene.

No. 17 Rookery Lane is located to the north west of the application site on the opposite side of The Rookery and is a semi detached dwelling. There are two small side 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 17.5 metres between the side elevation of the neighbouring dwelling and the side elevation of the proposed extension on this basis it is considered that there will be no adverse impact on residential amenity.

No. 7 The Rookery is located to the north east of the application site and is a detached dwelling. There are no side windows to 7 The Rookery which would be affected by the extension. Two single garages are located along the boundaries between number 7 and the application site. As the proposed extension is single storey and given the separation distance and the height of the existing boundary treatment consisting of a 2 metre high boundary fence, it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: - Site Location Plan to a scale of 1:1250 and Existing Plans and Elevations to a scale of 1:50 drawing number 1829-01-A2; Site Block Plan to a scale of 1:500 and Proposed Plans and Elevations to a scale of 1:50 drawing number 1829-02-A2.

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