DELEGATED REPORT

Recommendation Made: 31 July 2008

Reference:- 08/00549/FUL **Parish:-** Groby Parish Council

Applicant:- Mr And Mrs D Bailey
1 Crane Ley Road
Groby
Leicester
Leicestershire

Location:- 1 Crane Ley Road Groby Leicester Leicestershire LE6 0FD

Proposal:- PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks approval for a ground floor rear extension to a detached previously extended house. The property is situated in a predominantly residential area, surrounded by properties of similar age, design, mass and style. The properties follow a common building line, being stepped back from the highway approximately 7 metres. Resultant of the common architectural features, there is a definable residential character in the area. To the rear there are average sized gardens bounded by 1.8m high close boards fencing and vegetation. Beyond the rear boundary there is a substantial commercial premises. The application property has a conventional ridged roof, a front porch and side extension, and parking to the front for between 2 and 3 vehicles. The adjacent property, 3 Chapel Hill has a front porch and garage extension, a first floor side extension and a flat roof rear extension.

Consultations:-

No objections have been received from:-

Parish Councillors/Neighbours

Director of Highways, Transportation and Waste Management (Highways)

Development Plan Policies:-

Hinckley & Bosworth Local Plan Policies

BE1 - Design and Siting

BE7 - Development in Conservation Areas

SPG - House Extensions

Appraisal:-

The main planning issue in relation to this proposal is the detrimental impact caused to the amenity of neighbouring properties.

As the proposal is a distance of 1.70m from the common boundary and projects a length of only 2.30m from the rear of the dwelling, there are no adverse impacts on the amenity of 3 Chapel Hill. The adopted SPG on house extensions suggests that ground floor rear extensions should project no greater than 3m along the common boundary, based on the above the dimensions the proposed extension is well within these limits. Despite there being new patio doors and a window proposed, due to their citing in the rear elevation, these will overlook the commercial premises and thus have no adverse impacts on the privacy of adjacent properties.

Despite the dwellings situation in a conservation area, as the design of the proposal is in keeping with the existing side extension, by way of its hipped roof, scale and materials used, it is considered as having no adverse impacts on the character of the property. Further as it is not visible from any highway, it has no adverse impacts on the visual amenity of the street scene.. Accordingly, due to the design, mass and materials proposed, the extension is considered as having no material impacts on the amenity of neighbouring properties, and is compliant with the Councils Supplementary Planning Guidance on House Extensions.

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 development will not materially harm the character of the existing property or area generally, or have adverse impacts on the amenity of neighbouring residents, the development is considered compliant with policies BE1 and BE7 of the adopted Hinckley and Bosworth Local Plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and BE7

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.

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 and BE7 of the adopted Hinckley & Bosworth Local Plan.

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 6th 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 List of plans used in the determination of this application:- 001/3, 001/4

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