DELEGATED REPORT

Recommendation Made: 19 August 2011

Reference:- 11/00541/FUL **Parish:- Ratby Parish Council**

Applicant:- Mrs J Jones
35 Nicholas Drive
Ratby
Leicester
LE6 0NJ

Location:- 35 Nicholas Drive Ratby Leicester Leicestershire LE6 0NJ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks approval for a single storey rear extension to No. 35 Nicholas Drive, Ratby. The application property is a two storey detached dwelling with No.33 Nicholas Drive to the south, No. 37 to the north and No. 7 Journeymans Green to the west. No. 37 has an existing conservatory to the rear. The site is bounded by 2m high fencing and vegetation on all sides and the level of the garden slopes upwards towards the rear boundary.

The proposal is a single storey extension for use as a breakfast room with a hipped roof design to match the front of the property. The proposal includes two velux windows located in the roofspace. The materials to be used would match the existing dwelling.

The proposal also includes the bricking up of the existing external door to the kitchen located on the southern side elevation to No. 33 and replacing it with a small window.

History:-

03/00372/FUL First floor extension and alterations to dwelling Approved 13/05/2003.

Consultations:-

Ratby Parish Council has responded requesting that energy saving be encouraged.

At the time of writing the report no comments have been received from:-
Ward Members
Head of Community Services (Land Drainage)
Neighbours

Development Plan Policies:-

The site is identified as being within the Settlement Boundary in the adopted Hinckley and Bosworth Local Plan.

Local Plan Policy

Policy BE1 considers the design and siting of the development, in terms of the effect on the character of the area, amenities of neighbours and highway safety.

Other Relevant Policy

The Council's Supplementary Planning Guidance on House Extensions provides a series of design principles that all extensions to dwelling should achieve.

Appraisal:-

The main considerations in the determination of this application are the design of the development and the impact on the amenities of neighbouring properties.

Design

The proposal is a single storey rear extension with a hipped roof design containing two velux windows in the roofspace. The hipped roof design mirrors that of the front extension previously approved in 2003 and the proposed materials are to match existing. The development is therefore considered acceptable in terms design.

Impact on Neighbours

Due to the scale and design of the proposal together with the off-set from the boundary and existing boundary treatment in place it is not considered that there will be an adverse impact on any neighbouring properties. Whilst there are rooflights proposed to both side elevations given the height that the rooflights are positioned at no overlooking is considered to occur.

Conclusion

That in terms of design, scale and impact on the amenities of neighbouring properties, the proposal is considered to comply with Policy BE1 of the adopted Hinckley and Bosworth Local Plan and the Supplementary Planning Guidance on House Extensions therefore is recommended for approval.

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 suitable in design and siting and not have an impact on neighbouring properties and would therefore 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing No. 1839-02-A2 Rev A

3 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 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 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 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:- Debbie Phillips Ext 5603