**DELEGATED REPORT**

**Recommendation Made: 17 October 2011**

**Reference:-** **Parish:- Desford Parish Council**

**Applicant:- Mr & Mrs D Joyce**
**Welton Lodge**
**Hunts Lane**
**Desford**
**Leicester**

**Location:- Welton Lodge Hunts Lane Desford Leicester Leicestershire**

**Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING**

**Introduction:-**

This application seeks full planning permission for the erection of a two storey side extension to the north eastern side of this detached dwelling.

The application property compromises a white rendered pitched roofed dwelling with a projecting front gable, situated on an extensive plot. The property is positioned adjacent to the rear boundary of the plot, with its principle amenity space to the front. A detached double garage is situated to the south of the property, adjacent to the western boundary. The property is accessed off a private track leading from Hunts Lane.

Following officer concerns in relation to the ridge height of the proposal, amended plans have been submitted. Due to the minor nature of the works, no re-consultation has taken place.

Relevant Planning History: -

| | | | |
|---|---|---|---|
| 95/00392/FUL | Extension to dwelling | Approved | 04.07.95 |
| 91/01012/4 | Erection of detached double garage | Approved | 12.09.91 |
| 90/00954/4 | Side and rear extension | Approved | 30.10.90 |

**Consultations:-**

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

One letter of representation has been received. This states that the first floor side window would result in overlooking of the adjacent property and have an impact on its privacy.

No comments have been received from: -
Desford Parish Council
Newbold Verdon Parish Council

**Development Plan Policies:-**

Adopted Core Strategy

Policy 24 – Sustainable Development

Adopted Local Plan

The site lies within the open countryside as defined in the adopted Hinckley and Bosworth Local Plan.

BE1 - Siting and Design of Development

NE5 - Development in the Countryside

T5 - Highway Design and Vehicle Parking Standard

Supplementary Planning Document: 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 open countryside where there would generally be a presumption against new development. However as this application proposes the extension of an existing dwelling within the residential curtilage of the property, there will be no further encroachment into the undeveloped countryside, and thus the principle of the development is in this case considered acceptable and in line with the requirements of Policy NE5; subject to all other planning matters being appropriately addressed.

Impact on existing property and wider area

Originally the scheme proposed a two storey side extension which continued the ridge height of the main property. Following concerns raised by officers that this resulted in an extension which competed with the main dwelling in terms of its scale, and compromised its design, the scheme has been amended. The ridge has been lowered by 0.3m, so that it now sits below that of the main property. Although this reduction is marginal, it differentiates the two elements of the dwelling and has achieved the desired effect. The proposal has been set 0.8m back from the adjacent gable, rendering it subservient. Accordingly the scheme is now compatible with and subservient to the main property and is clearly identifiable as an extension. The fenestration proposed is aligned with that of the main property and is of a replicable style. A pitched roofed dormer is proposed to the front elevation. Although there are no other examples of dormers on the property, the introduction of this feature has no adverse impacts on the overall appearance of the property.

As the property is set back a considerable distance from Hunts Lane and is screened to the front by mature landscaping, only fleeting views of the proposal will be visible from the street. Further, due to the mix in style, size and age of adjacent properties, the enlarged dwelling will not appear out of character within the area. The proposal will be partially visible from the countryside to the rear; however as it forms part of the main dwelling and its design is compatible with that of the dwelling, there will be no further impacts on the character of the countryside.

Based on the above, the scheme is considered compatible with and subservient to the principle property and will result in no further impacts on the visual amenity or character of the area.

Residential Amenity

The closest residential property to the development is the farmhouse at Hunts Lane Farm, to the east. This has a projecting two storey rear gable with first floor windows facing the application property. This is offset at approximately 15m from the proposed extension. In order to reduce potential impacts of overlooking on adjacent properties, the SPG on New Residential Development suggests a separation distance of 25m between facing elevations containing principle windows. In this case the off set arrangement will appropriately mitigate any direct overlooking and is therefore considered to be acceptable. Al letter of neighbour objection has been received stating that the fist floor window in the eastern elevation would overlook their property. Whilst this window may have some views over the adjacent property, theses would not be directly into habitable rooms, and would mainly be of the adjacent gable end and the outdoor space to the rear of this. Although this outdoor space will be overlooked, on balance as this property has additional outdoor space, any overlooking of this space is not considered material and would not warrant refusal of the application. Accordingly, it would not be considered justified in this case to condition that the windows in the eastern

elevation be obscurely glazed.

Highways

Although the proposal will result in an additional bedroom, there is adequate off road parking on the site.

Conclusion

The amended scheme respects 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 and NE5 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 or the countryside and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5, T5

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: Drg Nos:- OS Sitemap scale 1:500 received by the Local Planning Authority on the 22nd August 2011, Awaiting plan number_ received by the Local Planning Authority on the 5th October 2011.

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:- Eleanor Shaw Ext 5680**