DELEGATED REPORT

Recommendation Made: 31 March 2011

Reference:- 11/00055/FUL **Parish:- Barwell Parish Council**

Applicant:- Mr Andrew Armitage
21 Willow Tree Close
Barwell
Leicester
Leicestershire

Location:- 21 Willow Tree Close Barwell Leicester Leicestershire LE9 8LP

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for a single storey extension to the front of this detached dwelling. The extension comprises a gabled porch with door and full length windows to the front together with a lean-to bay with window to both the front and side.

The dwelling is constructed from red brick with brown roof tiles.

The property is situated within Willow Tree Close which consists of a mix of detached and semi detached dwellings set off the road frontage. There is existing boundary treatment consisting of a two metre high boundary fence located between 22 and 23 Willow Tree Close.

Relevant Planning History.

93/00224/4 - Extension to Dwelling - Planning Permission - 06.05.1993
99/00258/FUL - Erection of Conservatory - Planning Permission - 14.05.1999

Consultations:-

No objections have been received from: -
Barwell Parish Council

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Barwell 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 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 and parking.

Impact on Existing Dwelling and Street Scene.

The proposed extension will be sited on the south western elevation of the dwelling which is located at the front of the property. The extension is small scale and due to its design does not dominate the front elevation. Its gabled frontage will further compliment the existing gable above the window on the properties front elevation. The adjacent property has a similar structure which has been built whereas other properties within the street scene have a canopy structure above the entrance door. The proposed extension will not have an adverse effect on the street scene.

Impact on Neighbours.

The proposed extension projects 1.1 metres further forward of the existing front elevation. There is a window and entrance door located to the front elevation of 12 Willow Tree Close however; this is separated from the proposed extension by the roadway and a distance of approximately 20 metres. No 18 which is also located on the other side of a private drive has a window and entrance door located to the front on the property which is separated from the proposal by approximately 14 metres. As the proposed extension is single storey and given the separation distance, it is not considered that there will be an adverse effect on the privacy or amenity of the neighbouring properties.

No 22 and 23 Willow Tree Close are located to the west of the application site and are detached. The neighbouring properties are separated from the proposed extension and inclusion of a new side window to the bay by a 2 metre high boundary fence. As the proposed extension is single storey and given the separation distance, it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

Off Street Parking Provision

Adequate off-street car parking provision is maintained to the front of the site.

Conclusion.

The proposed extension and alterations would respect the scale and character of the existing dwelling and street scene, be built of materials that will create a unified appearance, retain adequate private amenity and off street car parking provision within the curtilage and would not adversely effect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 and T5 of the adopted Local Plan and the Council's 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 would be in accordance with the development plan and would not be to the detriment of visual or residential amenity or highway safety.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

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 BE1 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 Block Plan to a scale of 1:500 received 28 February 2011; Site Location Plan to a scale of 1:1250 and Existing Elevations and Floor Plans at a scale of 1:50 received 28 February 2011; Proposed Plans and Elevations to a scale of 1:50 received 28 February 2011.

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:- Joanne Orton Ext 5666