DELEGATED REPORT

Recommendation Made: 28 May 2009

Reference:- 09/00175/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mr Andrew Barden
1 Mill Cottages
Mill Lane
Sheepy Parva
Atherstone

Location:- 1 Mill Cottages Mill Lane Sheepy Parva Atherstone Leicestershire

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for the erection of a first floor side extension to form an additional bedroom at 1 The Cottages, Mill Lane, Sheep Parva, which falls outside development limits.

The application property is two storey, semi-detached dwelling with architectural features such as brick detailing which define the character of the property. The property is one of four similar properties located on the northern side of Mill Lane. Properties opposite are two storey 1970's dwellings with a steep pitch.
Areas of open space stand between the property and the adjoining dwellings, The Old Forge House to the north and 1 Kingfisher Way to the west. The property shares its eastern side wall with 2 The Cottages.

The proposed extension will form a first floor over the length of the existing side extension, which forms a garage and study at ground floor. The extension will include one window partially fitted into the roofline on the front elevation and two on the rear.

History

77/01201/4M- Bathroom and lounge extension- approved- 04.10.77

92/00023/4- Single storey extension- refused- 25.02.92

04/01220/FUL- Extensions and alterations to dwelling- approved- 14.12.04 (side ex)

04/00692/OUT- Erection of two storey dwelling- refused- 09.08.04

04/00053/FUL- Ground and first floor extension- approved- 11.03.04

Consultations:-

The Borough Council Environmental Health Officers have no objection to the application

Leicestershire County Council Highways Officer has no objection to the application

Leicestershire County Council Archaeologist has no objection to the application

Leicestershire County Council Ecologist confirms that the bat survey didn't identify any signs of bats or nesting birds and has no objection to the application with a note to applicant.

No response from: -
- Neighbours
- Sheepy Parish Council

Development Plan Policies:-

Local Plan Policy
- BE1 (Design and siting of Development)
- NE5 (Development in the Countryside)
- T5 (Highway design and vehicle parking standards)
-

House Extensions SPG

Appraisal:-

The central concerns to address in this application are the principle and design of the development and its impact on the character of the area and property and neighbours amenity. Parking arrangements must also be considered.

This development will extend an existing dwelling within the countryside and will not increase the buildings footprint and as such this extension is acceptable in principle.

This application proposed to increase the property from a three bedroom to a four bedroom property. T5 requires three off-street car parking spaces for a dwelling of this size. The property currently has a single garage and ample space at the front in the form of hard standing to accommodate the required additional two spaces.

The application site is well screened from 1 Kingfisher Way to the west by trees and vegetation along the lane, which serves The Old Forge House. These trees combined with additional vegetation to the rear of the application site screen the site from The Old Forge House to the north. The extensive screening combined with a minimum separation distance of 35 metres between the site and these two adjacent properties would ensure their amenity is not adversely affected by the development. The proposed extension will be located on the western side of the property and will not be visible to adjoining property 2 The Cottages and their amenity will be ensured. Both the application property and the properties opposite are set back from the road creating a separation distance of approximately 30 metres between the new first floor window and the first floor windows of opposite properties. This separation distance far exceeds that stated in the guidance and would be sufficient to ensure the privacy to these properties.

The proposed extension will exceed half the width of the house which will inevitably increase the dwellings mass. Despite this the side extension will not exceed the buildings footprint, has a ridge line lower than existing and is set back significantly from the front of the property and would therefore appear subordinate to the main dwelling. Although side extensions are not a characteristic feature of the properties forming ‘The Cottages’ the application property already has a single storey side extension. In addition the property is the first property in the line of ‘The Cottages’, which limits its impact on their character.
The extension will form three windows within the roof slope which again is not a characteristic of these properties but they are of similar shape and dimensions to existing windows. In addition they add to the subordinate appearance of the extension and would be acceptable in relation to the dwelling. The property includes brick detailing over doors, windows and around the eaves with external brick window sills and exposed rafter detailing. The proposed extension will include the detailing under the windows and will expose the rafters maintaining a key characteristic of the property. The property is constructed with a very striking red brick colour and the proposed extension must also be constructed with a similar material to retain the character. Previous extension to the property have been constructed with matching materials with no need for sample submission and this application will follow the same approach.

Overall the proposed development would not harm the amenity of neighbouring properties or damage the character of the property of surrounding area and would comply with parking standards and with a condition requiring materials to match would of an acceptable design and its 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 in accordance with the development plan and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policies BE1, NE5 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 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:-
Drawing number :- 2903.01

Contact Officer:- David Kiernan Ext 5898