DELEGATED REPORT

Recommendation Made: 26 January 2009

Reference:- 08/01092/FUL **Parish:-** Desford Parish Council

Applicant:- Mr And Mrs Holder
Michaelmas Cottage
Leicester Lane
Desford
Leicester

Location:- Michaelmas Cottage Leicester Lane Desford Leicester Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO GARAGE.

Introduction:-

This application seeks full planning permission for the extension and alteration of an existing garage with first floor storage to provide a larger games room at first floor. The original plans involved building up the existing rear external wall structure creating an asymmetrical design and increasing the ridge height. Following negotiation, amended plans have been received that now involve the creation of a large dormer to the rear roof elevation and no increase in the ridge height. It is not proposed to extend the footprint of the building.

Michaelmas Cottage is a gable fronted semi detached two storey period cottage with a detached garage/store located within a large plot to the north of Leicester Lane in the countryside. Both the dwelling and garage have cream painted render to the external walls and slate roof materials. The garage is located close to the frontage of the curtilage adjacent to Leicester Lane between the dwelling and an adjacent property known as Glengate Lodge. There is a mature hedge along the front boundary, which provides some screening from the highway. A public right of way runs adjacent to the eastern boundary of the site.

A statement has been submitted by the agent that confirms that there is no evidence of bats or nesting birds at the time of the survey.

History

06/00009/FUL	Extensions and Alterations	Approved	15.02.06
00/01057/FUL	Single Storey Rear Extension	Approved	17.01.01
95/00911/FUL	Erection of Detached Garage and Store	Approved	06.03.96
74/0532/4	Erection of Conservatory and Garage	Approved	03.06.75

Consultations:-

No objections have been received from:-

Director of Highways, Transportation and Waste Management (Highways)
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Director of Community Services (Ecology) does not object but refers to Trigger A" in respect of such structures and the potential for the presence of bats or breeding birds

No response has been received at the time of writing this report from:-

Desford Parish Council

Site notice
Neighbours

Development Plan Policies:-

BE1 - Design and Siting
NE5 - Development in the Countryside
T5 - Highway Design and Vehicle Parking Standards
SPG on House Extensions

Appraisal:-

The garage is located forward of the dwelling adjacent to the highway boundary and is therefore in a prominent position within the curtilage, particularly from west to east. The cream painted render also makes it stand out against the background of trees and hedgerow. Existing vegetation screens the building to a large extent from east to west. The original plans which involved the building up of the rear external wall and the raising of the ridge of the building by a significant amount to produce an asymmetric design was uncharacteristic of the existing buildings in the vicinity and out of keeping with the rural location of the site. In addition and notwithstanding the existing landscaping, by virtue of the additional height and mass of the building, it would also impact unduly on the amenities of the occupiers of the adjacent dwelling known as Glengate Lodge that has a number of windows facing the building.

Following negotiation with the agent, an alternative solution involving the creation of a large flat roof dormer to the rear elevation roof slope has been proposed. Whilst such features are not normally encouraged in terms of design, in this particular case it is considered to be a preferable solution that can be supported. The dormer will be set in from the prominent western elevation (facing the driveway) and will be constructed with slate hung cheeks in order to reduce its prominence when viewed from the west were the existing rendered elevation of the garage will remain dominant. The flat roof of the dormer is subordinate to and will not protrude above the ridge of the building. The addition of a dormer window to the rear roof elevation will provide the floor space and headroom required for the games room without any significant increase in the mass or height of the existing building and will not therefore impact unduly on the amenities of the adjacent dwelling or the character and appearance of the surrounding landscape. As no objections have been received and the amended plans propose an extension that will have less impact, no further consultation is considered necessary in this case.

There is no increase in the footprint of the building and adequate parking and amenity are retained within the curtilage.

A standard note to applicant in respect of protected species should be included on any planning permission as there are access points available to such species although none appeared to exist at the time of the brief survey.

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 it would be in scale with the existing building and would not have a detrimental impact on the surrounding landscape or the amenities of the occupiers of neighbouring properties.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5 and T5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 This permission relates to the application as revised by amended plan No. 5493/LSH/7 received by the Local Planning Authority on 26th January 2009.

3 The materials to be used on the face and cheeks of the proposed dormer window shall be slate tiles to match the corresponding materials of the existing roof of the garage 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 define the permission.

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 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. 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). DELETE

5 List of Plans used in the determination of this application:- Drawing No. 5493/LSH/7 received on 26th January 2009.

Contact Officer:- Richard Wright Ext 5894