DELEGATED REPORT

Recommendation Made: 8 August 2011

Reference:- 11/00522/FUL **Parish:- Desford Parish Council**

Applicant:- Mr Gordon Tinch
Newtown Croft
Desford Road
Newtown Unthank
Desford

Location:- Newtown Croft Desford Road Newtown Unthank Desford Leicester

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the side/rear of a detached dwelling. The application also involves the demolition of an existing conservatory and store.

The dwelling comprises a substantial part rendered, part brick, period property, situated on a large plot. The plot is well screened by mature vegetation and has two accesses, one off Desford Road to the front, and the other from Botcheston Road to the rear.

The dwelling has no near neighbours, is bound by Botcheston Lane to the north, Desford Road to the south and agricultural land to the west.

Relevant Planning History: -

None

Consultations:-

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

At the time of writing the report no comments have been received from: -
Central Networks
Desford Parish Council
Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

None

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development

NE5 – Development in the countryside

T5 - Highways and Parking

Supplementary Planning Document: House Extensions Design Guidance (SPD)

Appraisal:-

The main considerations in respect of this application are the principle of development, the design, impacts on the visual amenity and character of the countryside and other issues.

The Principle of Development

The site is situated within the open countryside, where there is generally a presumption against new development. However as this proposal seeks to extend an existing property within the residential curtilage, and will not involve further encroachment into the open, undeveloped countryside, the principle of development is considered acceptable.

Design

The application proposes a hipped roofed single storey extension which will wrap around an existing two storey gable. This will replace an existing conservatory and store room. Although single storey, the design proposed appears bulky, by virtue of its height and dimension and does not replicate the existing delicate features of the principal property. The modern fenestration proposed, whilst replicating the vertical proportions of that within the main property, does not incorporate the casement detail. However this said, resultant of the dense screening along the boundaries of the site, there will be limited views of the proposal externally and by virtue of its height, the proposal remains subservient to the main property. Accordingly, on balance there will be no material detrimental impacts on the character of the property or in terms of visual amenity.

Visual Amenity and Character of the Countryside

There will be fleeting views of the proposal from the access on Botcheston Lane, however as there are solid gates to this access, views will only be available when they are open. This said, even when views are available, as the property is set back a substantial distance from the entrance, the extension will not appear prominent from the highway.

There will be some views of the proposal from the countryside to the west, however due to the minor nature of the extension, and as it will be seen against the backdrop of existing development, there will be no adverse impacts on the character of the countryside.

Other Issues

As there are no near residential properties, the proposal will have no material impacts in terms of residential amenity.

There is sufficient remaining off road parking space available on the plot.

Conclusion

Although the design proposed will result in a modern extension of this traditionally designed property, by virtue of the sites screening there will be limited views of the proposal externally, and resultant of the proposals siting to the rear of the property and its scale, the application property will remain principal. Accordingly there are considered be no materially adverse impacts in terms of visual amenity, or on the character of the property or countryside. Therefore the application is considered acceptable and in accordance with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

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.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg refs:- TIN1732 - 03, TIN1732 - 04, TN1732 - 05, TIN1732 - 06A received by the Local Planning Authority on the 27.6.11

Reasons :-

1 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 its scale and design and the dense landscaping along the sites boundaries, is not considered to have an materially detrimental impacts on either visual or residential amenity or on the character of the countryside and is therefore considered acceptable.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

2 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

3 To ensure that the development has a satisfactory external appearance to accord with policy of the adopted Hinckley & Bosworth Local Plan.

4 For the avoidance of doubt and in the interests of proper planning

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).

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