DELEGATED REPORT

Recommendation Made: 28 April 2010

Reference:- 10/00069/FUL **Parish:- Markfield Parish Council**

Applicant:- Mr David Archer
25 Ashby Road
Markfield
Leicester
Leicestershire

Location:- 25 Ashby Road Markfield Leicestershire LE67 9UB

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for a detached double garage.

The application property comprises an extended, traditional designed, part rendered, part brick property, situated on an extensive plot. From the road frontage only a double fronted property with and a set of double wooden garage doors is visible. However there is an extensive two storey gable which projects along the western boundary. A driveway leads from the garage doors to an integral single garage situated within the rear gable. The property is set back from the road, following a similar building line to those adjacent. There is a mature maintained hedge approximately 1.5m in height which screens the property and forms the front boundary. A driveway leads from the highway to the double garage doors and to the parking area to the front of the property. Adjacent to the garage doors is a side garden which, is also enclosed by mature hedging. A large summerhouse is situated within this.

The application proposes to remove part of the hedging to the property frontage and widen the existing access, to demolish the existing summerhouse and erect in its place a detached double garage. The widened driveway is to be hard surfaced level with the existing.

History ;- None

Consultations:-

Leicestershire County Ecology have suggested that works to vegetation should avoid the bird breeding season (march to the end of August) to avoid disrupting any resting birds. This will be added as a note to applicant.

Head of Community Services (drainage) has no objections subject to standard conditions concerning the use of permeable surfacing for the proposed driveway.

No comments have been received from:-
Parish Council
Neighbours

Development Plan Policies:-

BE1- Siting and Design

Appraisal:-

The main considerations in this case are the impacts of the proposal on the amenity of the neighbouring property and on the character of the street scene.

The adjacent property (number 21) is situated east of the proposal and comprises a large detached modern property. This is situated just off the common boundary and is set slightly further back than the application property (3m). The proposed garage has been set 1m further back than the application property and thus is only 2m further forward than the adjacent property. Although the garage will abut the boundary hedge, as this is mature, there will be a separation of 2m between the proposal and the adjacent dwelling. Although the garage is large, with a height of just over 5m to the pitch, there are considered no material impacts on loss of light to the adjacent property due to its distance from the property, and its orientation to the west, resulting in only a minimal amount of overshadowing during the late afternoon. Further views of the garage will be screened by the boundary hedge.

The garage will be prominent within the street scene and will be visible when approached from the east. As the principal elevation is screened by the mature hedge. As it will be detached from the dwelling, set slightly further back and will be single storey, it will remain subservient. Further, the materials proposed are in keeping with the main property and there are other examples of similar developments on this stretch of road, which is very mixed in character. Thus, the proposal is not considered to have a detrimental impact on the character of the street scene and in this respect is considered acceptable.

Therefore, based on the above there are considered no material impacts in terms of residential or visual amenity and the proposal is considered acceptable.

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. Resultant of the design, scale and position of the proposal there are considered not material impacts on either visual or residential amenity or on the character of the street scene. Therefor the proposal is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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 Refs:- A1/0210/A/1 REV D received by the Local Planning Authority on the 12/3/10.

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

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).

5 Works to vegetation should avoid the bird breeding season (march to the end of August) to avoid disrupting any resting birds.

Contact Officer:- Eleanor Shaw Ext 5691 Date Printed: 4 May 2010