DELEGATED REPORT

Recommendation Made: 4 November 2011

Reference:- 11/00756/FUL **Parish:- Twycross Parish Council**

Applicant:- Mr Chris Kendrick-Jones
16 Main Street
Orton On The Hill
Atherstone
Leicestershire

Location:- 16 Main Street Orton On The Hill Atherstone Leicestershire CV9 3NN

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the front of this detached dwelling.

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

Relevant Planning History: -

79/02582/4 - Extension to Bedroom - Planning Permission - 28.01.1980
97/00199/FUL - Single Storey Side Extension to Dwelling - Planning Permission - 04.04.1997
04/00517/FUL - Two Storey Side Extension to Dwelling - Refused - 21.06.2004
04/01023/FUL - Extension to Bungalow (Amended Scheme) - Planning Permission - 22.10.2004
11/00984/FUL - Extensions and Alterations To Dwelling - Planning Permission - 27.01.2011

Consultations:-

No objections have been received from: -
The Borough Council's Conservation Officer
Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Orton On The Hill 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 principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling, and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Orton On The Hill, as defined in the Adopted Hinckley

and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Existing Dwelling and Street Scene.

The proposed extension will be sited on the north eastern elevation of the dwelling which is located at the front of the property. The extension is small scale and does not dominate the frontal elevation. The gabled frontage will further compliment the existing two gables of the properties front elevation. The proposed extension therefore, will not have an adverse effect on the street scene.

Impact on Neighbours.

The proposed extension projects 2.5 metres forward of the existing front elevation. There are two windows located to the front elevation of 17 and 17A Main Street which are located opposite the site approximately 25 metres away, as such there will be no impact upon neighbouring amenity.

No. 14 Main Street is located to the south west of the application site and is detached. There are no side windows which would be affected by the extension the application site is also set approximately 10 metres further back than 14 Main Street. 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.

No. 18 Main Street is located to the north east of the application site and is detached. The neighbouring property is separated from the proposed extension by approximately 6 metres and a row of existing mature shrubs and trees. 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.

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 by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would be in accordance with the development plan.
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 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: Site Location Plan to a scale of 1:1250 received 07 October 2011; Site Block Plan to a scale of 1:500 received 07 October 2011; Existing and Proposed Plans and Elevations to a scale of 1:50 or 1:100 received 07 October 2011.

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.

3 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).

Contact Officer:- Joanne Orton Ext 5666