Reference:- **11/00201/FUL** **Parish:-** **Desford Parish Council**

Applicant:- **Mr & Mrs Poole**
1 Peckleton Road
Kirkby Mallory
Leicestershire
LE9 7QH

Location:- **1 Peckleton Road Kirkby Mallory Leicester Leicestershire LE9 7QH**

Proposal:- **EXTENSIONS AND ALTERATIONS TO DWELLING.**

Introduction:-

This application seeks full planning approval for the partial demolition of an existing extension and erection of a single storey extension to the rear of this detached dwelling. The house is constructed from red brick with brown roof tiles.

The property is situated within a stretch of Peckleton Road where there is a mix of detached single storey and two storey dwellings set back off the road frontage. There is a boundary fence approximately 2 meters in height along with mature vegetation between both 2 Main Street and 3 Peckleton Common.

Relevant Planning History: -

87/01037/4 - Change of Use from Vacant Shop to Granny Unit - Planning Permission - 24.11.1987
95/00255/FUL - Extension to Dwelling - Planning Permission - 26.05.1995

Consultations:-

No objection has been received from: -
Director of Environment and Transport (Highways)
Head of Community Services (Land Drainage)

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Kirkby Mallory 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 impact of the proposed extension on the character and appearance of the existing dwelling and street scene and on the amenities of the occupiers of neighbouring properties.

Design and Impact on Existing Dwelling and Street Scene.

Whilst the proposal includes raising of the roof height to an existing extension and widening and making alterations to an existing rear extension along the same footprint given the location of the extension, to the side/rear of the property and its scale the proposed extension will not have an adverse effect on the street scene and is therefore acceptable in design terms.

Impact on Neighbours.

The existing extension projects some 6.8 metres from the existing rear wall, the proposal includes the increase in width and height of that extension. Whilst the ground levels within the site are level the land to the rear of the site (NO 2) appears to be approximately 1m higher resulting in the floor of the existing conservatory floor being raised to that higher level.

No. 3 Peckleton Road is located to the east of the application dwelling and is detached. No. 3 is separated from the proposed extension by a fence which is approximately 2 meters in height and is set back from the proposal by approximately 20 metres. NO. 3 is a bungalow. There are no windows which are affected by the proposal. Due to the design and location of the existing extensions and the alterations proposed there will be no significant impact on the occupiers of that property.

No. 2 Main Street is located to the north west of the application dwelling and is detached. No. 2 is separated from the proposed extension by a fence which is approximately 2 metres in height and is located approximately 5 metres away. The neighbouring property has rear windows which are affected by the proposal however given the height of the boundary treatment, separation distance from the proposal; and its hipped roof design.

Although the proposed extension exceeds the guidance contained in the SPG by 3.8 metres given the existing footprint, the design of the extension, and the height of the existing boundary treatment it is not expected that this will have an impact on the amenities of the occupiers of 3 Peckleton Road and 2 Main Street.

Conclusion.

The proposal would respect the scale and character of the existing dwelling and street scene and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 of the Local Plan and the Council SPG on House Extensions and is therefore recommended for approval subject to conditions.

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 proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 and Site Block Plan to a scale of 1:500 drawing number 1790-03-A3; Existing Plans and Elevations to a scale of 1:50 and 1:100 drawing number 1790-01-A1; Proposed Plans and Elevations to a scale of 1:50 and 1:100 drawing number 1790-02-A1.

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:- ???? **Ext ??????**