DELEGATED REPORT

Recommendation Made: 18 May 2011

Reference:- 11/00288/FUL **Parish:- Bagworth Parish Council**

Applicant:- Mr J Hempsall
295 Main Street
Thornton
Coalville
Leicestershire

Location:- 295 Main Street Thornton Coalville Leicestershire LE67 1AJ

Proposal:- ERECTION OF DETACHED GARAGE

Introduction:-

This application seeks planning permission for the erection of a detached garage set to the side of this detached dwelling.

The dwelling is constructed from white rendered brick with grey roof tiles.

Relevant Planning History: -

99/00316/FUL - Single Storey Front and Rear Extensions - Planning Permission - 20.05.1999
07/00410/FUL - Extensions and Alterations to Existing Dwelling and Garage - Planning Permission - 13.06.2007
09/00719/FUL - Erection of Detached Garage - Planning Permission - 09.12.2009

Consultations:-

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Thornton as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

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 Thornton, 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.

Along Main Street there are examples of existing dwellings that have garages located to the front elevation of the dwelling. Some dwellings have integral garages. The proposed garage is located to the side of the dwelling and is set back approximately 6 metres from the public footpath, set back from the front elevation of the dwelling and is screened by a boundary hedge approximately 2 metres in height. The garage, by virtue of its position makes a limited contribution to the character of the street scene and therefore is not to the detriment of visual amenity.

Impact on Neighbours.

The detached garage is sited along the south eastern edge of the boundary. No. 301 is located to the north east of the application site and is detached. There are no windows located to the front elevation of the property which would be affected by the extension which also has a 2 metre high mature hedgerow between the neighbouring property and the application site. Given the separation distance of approximately 14 metres, it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

No 297 Main Street is located to the north of the application site and is detached. There are windows located on the front elevation of this property however a separation distance of at least 20 metres exists here between the front elevation of the neighbouring dwelling and the side elevation of the proposed detached garage, no adverse impact on residential amenity will arise.

No 290 Main Street is located to the south west of the application site and is detached. There are windows located on the front elevation of this property however a separation distance of at least 25 metres exists here between the front elevation of the neighbouring dwelling which is located on the opposite side of the road and the side elevation of the proposed detached garage, no adverse impact on residential amenity will arise.

Parking and Highway Safety

The dimensions of the proposed garage, do not meet the minimum dimensions provided by Leicestershire County Council Highways ensuring that the garage constitutes an off-street car parking space. However, adequate space is also provided to the front of the garage and dwelling, meaning that after construction the proposal is able to meet the requirements of Local Plan Policy T5.

Conclusion.

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 and T5 of the Local Plan and the 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, the character and appearance of the street scene or highway safety and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

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 accordance with the submitted application details: Site Location Plan to a scale of 1:1250 received 11 April 2011; Site Block Plan to a scale of 1:200 received 11 April 2011; Proposed Plans and Elevations to a scale of 1:100 received 11 April 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 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