DELEGATED REPORT

Recommendation Made: 20 June 2008

Reference:- 08/00446/FUL **Parish:-** Markfield Parish Council

Applicant:- Mr And Mrs Richard Brown
111 Chitterman Way
Markfield
Leicestershire
LE67 9WU

Location:- 111 Chitterman Way Markfield Leicestershire LE67 9WU

Proposal:- PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks approval for a first floor rear extension to a 4 bed detached dwelling. Chitterman way is a relatively large 1970's residential development. The application property is of modern design, replicable of those in the surrounding area. The property has a lawned garden to the front and is situated on a building line common to the street. To the rear is a garden, enclosed by a 1.8m high close board fence, leading to off road parking for between 2 and 3 vehicles. The parking is accessed via Hawthorn Way, a quiet cul-de-sac. The northern and southern boundaries of the garden border adjacent rear gardens. 113 Chitterman way has a ground floor rear extension spanning the width of the property, and 109 Chitterman way has a ground floor side extension. The application property has a conservatory projecting from the southern side of the rear of the property; the proposal is to project from the opposite side of the dwelling.

Consultations:-

No comments have been received from:-

Neighbours/ Parish Councillors

Director of Highways, Transportation and Waste Management (Highways)

Development Plan Policies:-

Hinckley & Bosworth Local Plan Policies

BE1 - Design and Siting

T5 - Highway Design and Vehicle Parking Standards

SPG - House Extensions

Appraisal:-

The main planning issues in relation to this proposal are the detrimental impacts on the amenity of neighbouring properties, the design and highway implications.

Impacts on Neighbours

The property most affected by this proposal is 109 Chitterman Way. Despite the proposal being two story; due to its distance of approximately 1.40m from the boundary, its projection of 3m and there being no windows facing this property, there are considered no material impacts in terms of privacy, loss of light or over dominance. Despite there being a fist floor window to the rear elevation, this does not directly overlook any dwelling and does not serve a principal room, thus it is considered acceptable

in these circumstances. Accordingly the proposal adheres to the requirements within the SPG on house extensions.

Design

Due to the ridge height being stepped below that of the main dwelling, the eaves height continuing the existing eaves line, and the width of the proposal spanning less than half the width of the main dwelling; the proposal is considered subservient to the main dwelling. Further the fenestration and materials proposed mimic those of the existing dwelling. Accordingly the proposal is considered acceptable in terms of its design and thus does not have an adverse impact on either the character of the property or the wider street scene.

Highways

For a property of this size, 3 off road parking spaces are suggested within the SPG on House extensions, however as this application does not propose any additional bedrooms, just an extension to an existing bedroom, the proposal is considered to having no further impacts on the highway.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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.

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.

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, Approved plans :-

Contact Officer:- Eleanor Shaw Ext 5691