DELEGATED REPORT

Recommendation Made: 31 October 2011

Reference:- 11/00731/FUL **Parish:- Markfield Parish Council**

Applicant:- Mr & Mrs D Wimshurst
5 Quarrymans Court
Markfield
Leicestershire
LE67 9XQ

Location:- 5 Quarrymans Court Markfield Leicestershire LE67 9XQ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a first floor extension and alterations to the roof and garage of this detached bungalow, together with the erection of two single storey rear extensions and the siting of six photovoltaic solar panels, four to the roof of the existing garage and two to the front roof elevation of the dwelling.

The dwelling is constructed from grey profile concrete tiles with a red brick soldier course and the remainder of the dwelling finished in a white render. The site is located within the Markfield Conservation Area.

Following concerns raised by officers, additional information has been submitted showing the mounting details of the proposed solar panels. No reconsultation has taken place.

Relevant Planning History

07/00555/FUL Erection of one dwelling and garage Approved 06.07.2007

Consultations:-

No objection has been received from:-

Head of Community Services (Land Drainage)
The Directorate of Chief Executive (Ecology)

1 letter has been received from a neighbouring property raising no objections.

No comments have been received from:-

Markfield Parish Council
Ward Members

Development Plan Policies:-

Adopted Core Strategy

Policy 8 - Key Rural Centres Relating to Leicester
Policy 24 - Sustainable Development

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development
Policy BE7- Development in Conservation Areas

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Markfield Conservation Area Appraisal 2010

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, upon the Markfield Conservation Area and on the amenities of neighbouring properties.

Principle of Development

The site is located within the settlement boundary of Markfield, 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 development will result in a significant alteration to the character and appearance of the existing dwelling which consists of raising the ridge height by 1.5m from 5.2m to 6.7m. This particular section of the street scene is characterised by modern detached bungalows set back from the access road with large gardens to the rear. The dwelling on the adjacent site to the east comprises a recently constructed detached dormer bungalow with a detached garage to the front. To the west is a modern detached single storey bungalow with a garage to the front and accessed from Forest Road to the south.

The separation distance between the existing dwelling and 84 Forest Road (Hillside Cottage) is 7m, thereby giving a visible break within the street scene. Whilst this property (84 Forest Road) is accessed off Forest Road and the western boundary to 5 Quarrymans Court forms a visible stop to the highway it is considered that this neighbouring property forms part of the immediate street scene and therefore needs to be taken into account when assessing the impact of development. This grouping of bungalows have differing ridge heights which give them a stepped appearance within the street scene when viewed from east to west. This is largely as a result of the topography of the land which rises towards the north west from the centre of Markfield. The ridge height decreases by 1.8m between 4 and 5 Quarrymans Court and by 0.6m between 4 Quarrymans Court and 84 Forest Road (Hillside Cottage). As a result of the proposed development the ridge heights will decrease by 0.3m between 4 and 5 Quarrymans Court and by 2.1m between 4 Quarrymans Court and 84 Forest Road (Hillside Cottage). Whilst it is noted that there will be a significant increase in the roof height of the dwelling it will be no higher in its ridge height than the recently constructed dormer bungalow on the adjacent site to the east or the detached two-storey dwellings further to the east consisting of Pilgrims Lodge, Chapter House, Quarry House and 1 Quarrymans Court.

Taking into account the increased ridge height of the dwelling being set below the dwellings to the east, the separation distance of 7m to 84 Forest Road (Hillside Cottage to the west) and the existing topography of the site it is considered that the raising of the roof height is not out of keeping with the scale and height of adjacent properties and does not appear overbearing to either 84 Forest Road or to the existing dwelling.

In terms of its design the dwelling will reflect the appearance of 4 Quarrymans Court to the east with the inclusion of dormer windows to the front roof slope and the retention of the projecting gable to the front. The inclusion of the two solar panels to the front roof slope and the free standing solar panels to the roof of the intergral garage are not considered to have an adverse impact on the street scene or the character of the dwelling. The proposed extensions to the rear will replace a lean-to utility extension and will continue the profile of the existing gable roof projection off the rear elevation of the dwelling and will bring the rear section of the western elevation level with the internal wall of the integral garage. Given their position at the rear of the property and that the larger extension will continue the profile of the existing gable projection into the rear garden the extensions are not considered to have any adverse impact on the street scene or the character of the dwelling and are therefore acceptable in design terms.

The existing flat roof to the rear of the property will be replaced with a pitched roof. It is considered that the

replacement of the flat roof is acceptable in design terms and will improve the character and appearance of the dwelling.

The proposed solar panels to be located on the up stand frames on the flat roof of the existing garage and positioned behind the existing mock pitch to the front elevation, will by virtue of the mounting method be visible above the profile of the roof. Whilst there appearance is somewhat unconventional, the degree to which they will be seen will be minimal and as such will not have an adverse detrimental impact on the appearance of the dwelling house.

The proposed solar panels to the front roof elevation are to be sited on the roof plane itself and they will appear as part of the roof structure and similar appearance to the proposed rooflight windows. Accordingly, they will not have an adverse detrimental impact on the appearance of the dwelling house.

Impact upon the Markfield Conservation Area

The boundary of the Markfield Conservation Area runs along the southern side of Hillside 15m to the north of the site and along the eastern boundary of 4 Quarrymans Court 15m to the east. Taking into account the siting of existing built development to the east and south east it is considered that these buildings will obscure views into the development site. The properties located on Hillside 21m to the north are sited on a substantially elevated position compared to the development site. Taking into account the significantly elevated position of dwellings on Hillside to the north it is considered that the key view looking south from Hillside identified in the Markfield Conservation Area Appraisal will remain uninterrupted as a result of the proposed development. Therefore the proposed extensions and alterations are considered to preserve the character and appearance of the Markfield Conservation Area.

Impact on Neighbours

The proposed extension to the rear projects 5.7m from the rear elevation of the dwelling and 4.5m from the rear wall of the utility to which it is to replace. This extension will be sited close to the party boundary (east) with 4 Quarrymans Court. The depth of the proposed rear extension will be similar to the conservatory located on the rear elevation of 4 Quarrymans Court. The conservatory is glazed on its north, east and west elevations and there is an existing 2m high stepped (due to topography) closed-boarded fence along the eastern boundary of the site. Taking into account the depth of the proposed extension and that it doesn't extend beyond the rear elevation of the neighbouring dwelling, the existing fence along the eastern boundary and that the conservatory is fully glazed it is considered that the proposed extension will not create any overlooking of arising amenity issues between the two properties. The rear extension is sited 17m from the rear elevation of 84 Forest Road (Hillside Cottage) and this separation distance will remove the potential for any loss of amenity to this neighbouring property. The log store extension will bring the north western corner of the property level with its existing western wall, there will be a separation distance of 9m to the eastern wall of 84 Forest Road (Hillside Cottage). Given the separation distance of 9m and that this extension will face onto the blank gable of 84 Forest Road the proposed log store extension is not considered to give rise to loss of amenity to this neighbouring dwelling.

There is an existing high level kitchen window in the western elevation of 5 Quarrymans Court at ground floor level. However this is a secondary window and the kitchen is served by a large window in its front (southern) elevation. Whilst the raising of the ridge height will increase the overshadowing to this window it is considered that the kitchen will still retain a significant source of light through its principal window to the front elevation.

There are no existing windows in the eastern elevation of 84 Forest Road (Hillside Cottage). Therefore the raising of the ridge height is not considered to result in loss of amenity to this neighbouring property. The 7m separation distance between these properties will be retained as no extensions are proposed over the existing integral garage.

Although the larger of the proposed rear extensions exceeds the guidance contained in the SPG by 2.7 metres by projecting 5.7 metres from the rear elevation of the dwelling, given the design of the extension, its position inset off from the boundary 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 the neighbouring properties.

Highways and Parking

The site benefits from an existing vehicular access from Quarrymans Court and provides extensive off road parking provision both on the driveway and within the existing garage. Whilst the proposal will result in a net gain of two bedrooms at first floor level, there is adequate off street parking provision for a four bed dwelling.

Other

Conclusion

The proposals would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties and would preserve the character and appearance of the Markfield Conservation Area. 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.

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 preserve the character and appearance of the Markfield Conservation Area and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7

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: Site Location Plan, Block Plan, 001/1A, 001/1B, 001/2, 001/3, 001/4, 001/5A, 001/5B, 001/6, 001/7, 001/8, 001/9, 001/10, 001/12 received on 20 September 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing dwelling.

4 The solar panels hereby approved shall be installed in accordance with the details shown plan refs: 001/5A and 001/13.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 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 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:- Scott Jackson Ext 5929