DELEGATED REPORT

Recommendation Made: 14 July 2011

Reference:- 11/00491/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Simon Rowland
117 Station Road
Market Bosworth
Nuneaton
Leicestershire

Location:- 117 Station Road Market Bosworth Nuneaton Leicestershire CV13 0NR

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a conservatory extension to the rear of this detached dwelling.

The property is located within a stretch of Station Road where there is a mix of detached and semi detached dwellings set back from the road frontage. Existing boundary treatments consists of a 2 metre high boundary fence and mature hedgerow between 119 Station Road along with a mature hedgerow approximately 2 metres in height between 115 Station Road and 24 St Catherine's Avenue.

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

Relevant Planning History: -

96/00273/FUL - Extensions and Alterations - Planning Permission - 23.05.1996
05/00370/FUL - Conversion of Garage to Living Accommodation - Planning Permission - 26.05.2005
10/00324/EXT - Extension of Time Application for Extant Planning Permission - Planning Permission - 18.06.2010
10/00344/FUL - Extensions and Alterations to Dwelling - Application Returned - 11.06.2010
10/00422/FUL - Extensions and Alterations to Dwelling - Planning Permission - 05.08.2010
10/00430/FUL - Erection of Double Garage - Planning Permission - 09.08.2010
11/00221/FUL - Erection of Conservatory - Planning Permission - 28.04.2011

Consultations:-

No objection has been received from: -
Market Bosworth Parish Council

One letter of objection has been received raising the following concerns: -
a) The bungalow is an encroachment onto the privacy of the open aspect of the property.

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Market Bosworth 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 Market Bosworth, 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.

Similar extensions have been built to the rear of the properties within the vicinity. Given the location, at the rear of the property, the extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Impact on Neighbours

The proposed extension projects 4 metres from the existing rear elevation. No. 115 Station Road is located to the east of the application dwelling and is detached. By way of the proposed extension position to the south of the existing rear detached garage, there is no opportunity for any overlooking or arising amenity issues between the two dwellings. No.115 Station Road is also separated from the proposed extension by a mature hedgerow which is approximately 2 meters in height.

No. 119 Station Road is located to the west of the application site and is a detached dwelling. There are no side windows which will be affected by the proposed extension. Along with the boundary treatment consisting of a mature hedgerow which is approximately 2 metres in height there is a separation distance of at least 9.5 metres between the side elevation of the neighbouring property and the side elevation of the proposed extension, no adverse impact on residential amenity will arise.

No.24 St Catherine's Avenue is located to the south, however a separation distance of at least 65 metres exists here between the rear elevation of the neighbouring dwellings and the rear elevation of the proposed extension, no adverse impact on residential amenity will arise.

In response to the letter of objection received from the occupiers of 24 St Catherine's over concerns raised over the encroachment of a bungalow this application seeks planning permission in respect of a conservatory located to the rear elevation of the application site and therefore this objection is not considered relevant.

Although the proposed extension exceeds the guidance contained in the SPG by 1 metre by projecting 4 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 115 and 119 Station Road.

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 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 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 drawing number 01 received 16 June 2011; Site Block Plan to a scale of 1:500 drawing number 03 received 16 June 2011; Existing Elevations to a scale of 1:100 drawing number EX02 received 16 June 2011; Existing Floor Plan to a scale of 1:100 drawing number EX01 received 16 June 2011; Proposed Elevations to a scale of 1:100 drawing number 04 received 16 June 2011; Proposed Floor Plan to a scale of 1:100 drawing number 02 received 16 June 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