DELEGATED REPORT

Recommendation Made: 26 August 2011

Reference:- 11/00563/FUL **Parish:- Ratby Parish Council**

Applicant:- Mr Dave Mullings
76 Station Road
Ratby
Leicester
Leicestershire

Location:- 76 Station Road Ratby Leicester Leicestershire LE6 0JN

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

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

The dwelling is constructed from red brick with brown roof tiles whereas the rear elevation is finished in cream render.

Amended plans have been received showing the guttering within the boundary of the application site and a further consultation was carried out on the amended plans.

There is no relevant planning history on this dwelling.

Consultations:-

No objections have been received from: -
Head of Community Services (Land Drainage)
Ratby Parish Council

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

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

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Ratby Village Design Statement (VDS)

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 Ratby, 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.

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.

Due to the staggered nature of the existing rear elevation, the proposed extension projects 7 metres from the furthest point of the existing rear elevation to the southeast elevation and 3.7 metres from the furthest point of the northwest elevation.

No. 78 Station Road is located to the south east of the application site and is a detached dwelling. There is a window and a door located on the side elevation of No. 78, however the proposed extension is inset off the boundary by 1.5 metres along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

No. 74 Station Road is located to the north west of the application site and is a detached dwelling. There are windows visible to the rear or side elevation of this dwelling as the proposed extension is separated from the proposal by the height of the existing boundary treatment consisting of a 3 metre high boundary wall which will be reduced to 2.2 metres to the eaves of the proposed extension, therefore no adverse impact on residential amenity will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 4 metres by projecting 7 metres on the south-eastern elevation given the design of the extension, its position inset off from the boundary, the position of adjacent dwellings and the height of the existing boundary treatment it is not considered that this will have an impact on the amenities of the occupiers of the neighbouring properties.

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 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 received 21 July 2011; Site Block Plan to a scale of 1:500 received 21 July 2011; Existing and Proposed Plans and Elevations to a scale of 1:50 and 1:100 drawing number 201153b-A1 received 21 July 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).

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Joanne Orton Ext 5666