DELEGATED REPORT

Recommendation Made: 27 March 2009

Reference:- 09/00074/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Mr & Mrs Goadby
20 Earl Street
Earl Shilton
Leicester
Leicestershire

Location:- 20 New Street Earl Shilton Leicester LE9 7FQ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for a two-story extension to the rear of an end terraced property. The property is one of 4, has been previously extended to the rear and occupies a large, double width plot. There is a large, detached garage adjacent to the northern boundary, in line with the gates to the side of the property. The property is situated in a mixed use area, with a row of terraces opposite, commercial units to the north west and rear and a modern residential development further south.

The proposal will project from the rear of the property, adjacent to the two story mono pitched projection. The proposal will have a pitched roof and will finish 1.40m short of the existing rear projection. A new porch will be provided by the ground floor and an additional bedroom at first floor. The property will remain a three bed, for an existing bedroom will be converted into a bathroom.

Consultations:-

No objections have been received from:-
The Parish Council
Neighbours

Leicestershire County Ecology has requested that a Watching Brief be maintained by the applicant and all workers on site for the duration of the development.

Development Plan Policies:-

BE1 - Siting and Design

SPG - House Extensions

Appraisal:-

As the proposal will be situated adjacent to the existing rear projection, and will be of a lesser scale than this, there will be no impacts on the amenity of 22 New Street. Further, owing to its position on the plot it will not be visible from the street scene. Accordingly the main issue is the proposals impact on the character of the area. Although this plot is large, it has undergone substantial development, namely the construction of a large detached garage and a two story rear extension. However, despite the previous extensions, the current proposal is of minor scale, having a small footprint and being subservient to the main property by way of its design and scale. The proposal will not restrict parking space available, and sufficient amenity space will remain to the rear of the garages. In respect of two story rear extensions the SPG on House Extensions states that these should extend no further than 2m along a common boundary, and that windows serving habitable rooms within the extension should be a distance of 25m from a similar windows in a neighbouring property. The proposed extension conforms to both of these requirements. Accordingly resultant of its design, location and size the proposal is considered acceptable.

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 would be in accordance with the development plan. Resultant of the design, scale and location of the proposal there are considered no material impacts on either visual or residential amenity or on the character of the area. Accordingly the development is considered acceptable.
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.

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 List of plans used in the determination of this application:- Drg Nos. 848/01; 848/02

5 A Watching Brief (maintained by the applicant and all workers on site) for all protected species shall be maintained throughout the development. In the event of any protected species being discovered, works should cease whilst expert advice is sought. This is in accordance with Trigger J of Leicester, Leicestershire and Rutland Biodiversity Trigger List.

Contact Officer:- Eleanor Shaw Ext 5691