DELEGATED REPORT

Recommendation Made:

Reference:- 11/00530/FUL **Parish:- Peckleton Parish Council**

Applicant:- Mr & Mrs C.P. Maloney
4 School Lane
Stapleton
Leicester
Leicestershire

Location:- 4 School Lane Stapleton Leicester Leicestershire LE9 8JR

Proposal:- EXTENSION 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 bungalow.

The bungalow is constructed from red facing brick and white rendered walls with grey concrete tiles.

Relevant Planning History:

None

Consultations:-

No objections have been received from:-

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

Development Plan Policies:-

Adopted Local Plan

The existing dwelling house including extension lies within the settlement boundary of Stapleton as defined in the adopted Hinckley and Bosworth Local Plan. Beyond the patio and formal garden area is land that falls within countryside.

Policy BE1 - Design and Siting of the Development
Policy NE5 - Development in the Countryside

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, impact on the amenities of the occupiers of neighbouring properties, the areas ecology and countryside.

The Principle of Development

The proposal is located within the settlement boundary of Stapleton, 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 Dwelling

The proposed extension seeks to replace an existing conservatory with the same length and width. Accordingly, there is no net gain in external floor space proposed.

The proposed extension has the same ridge height as the main dwelling and will result in the continuation of the existing roof form. Although the extension is not subservient, the use of a gabled roof to the rear of this dwelling is considered to be in keeping with the general character of the main house. The proposal is therefore acceptable in terms of the design requirements of Policy BE1.

Impact on Neighbours

No. 6 School Lane is to the west of the applicant's site and is a semi-detached property with a small lean-to conservatory at the rear.

The proposed extension will be off-set from the boundary with no. 6 by 0.5 metres. The proposed extension will be set-back some 6.5 metres from the rear elevation wall of no. 6 and off-set two metres from the side elevation of the applicants dwelling. Given the off-set distance, the extension will not have an overbearing impact on the main dwelling house. A small shadow will be cast during the morning hours however no material loss of light or overshadowing is considered.

The extension is proposed on the footprint of an existing conservatory however there is a greater mass of elevation rising above the hedge / wooden fencing along the boundary line resulting in a greater impact on the rear garden area of no. 6. Nevertheless, the roof slope is angled away from the boundary treatment.

On balance, and giving due consideration to the fact that there is an existing extension with the same footprint, the additional mass from a bricked extension with a pitched roof to the rear of no. 4, it is not considered to materially impact on the amenities currently enjoyed by the occupiers of no. 6.

To the east of the the site is Stapleton Village Hall and to the north is land under the applicants ownership therefore no other impacts upon residential amenity will arise.

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 boundaries 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.

Impact on Ecology

The proposed extension will require works to the roof. To the north of the site is good bat foraging habitats (trees, hedgerows and mature gardens). Due to the possibility that bats may be roosting in the roofspace a bat survey has since been submitted concluding no protected species or ecological features of note were identified. The Directorate of Chief Executive (Ecology) found the report satisfactory and no further action is required, the development will have no impact on any designated sites of ecological importance.

Impact on Countryside

There will be no impact on the appearance of the countryside since the proposal is to extend the main house which is considered to be in keeping with the main dwelling and its general surroundings within the sites residential curtilage.

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 Policy BE1 of the Local Plan and generally conforms with the adopted 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, siting and design of the proposed extension would not detrimentally impact on protected species, the amenities of neighbouring residents or the character and appearance of either the dwelling or countryside and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & NE5

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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Drawing - 4257 - Received on 29/06/2011
Site location and block plan - Received on 29/06/2011

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 & NE5 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:- Kevin Roeton Ext 5919