DELEGATED REPORT

Recommendation Made: 5 May 2011

Reference:- 11/00269/FUL **Parish:-**

Applicant:- Dr Dr J and Dr H Stafford
2 Bloxsom Close
Bagworth
Coalville
Leicestershire

Location:- 2 Bloxsom Close Bagworth Coalville Leicestershire LE67 1HJ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

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

The dwelling is buff rendered with grey roof tiles.

Relevant Planning History: -

99/00820/OUT - Residential Development and Associated Open Space Including Village Green and Play Areas and Provision of a Local Retail Facility - Outline Planning Permission - 01.05.2001
01/00522/REM - Erection of 75 Dwellings and Associated Works - Approval of Reserved Matters - 15.08.2001
01/01041/REM - External Building Materials and Landscaping - Approval of Reserved Matters - 07.12.2001
02/00120/REM - Residential Development and Associated Works for 10 Dwellings (Amended Layout) Following the Granting of Outline Planning Permission 99/00820/OUT - Approval of Reserved Matters - 17.04.2002
02/00236/REM - Residential Development and Associated Works for 50 Dwellings - Refusal of Reserved Matters - 09.10.2002
02/00374/REM - Erection of 55 Dwellings and Associated Works - Approval of Reserved Matters - 10.10.2002
02/01396/REM - External Building Materials and Landscaping Phase 2 - Approval of Reserved Matters - 07.02.2003
10/00622/FUL - Enlargement of the Existing Chimney - Planning Permission - 01.10.2010

Consultations:-

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Bagworth 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 Bagworth, 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 side extension will be visible from the street scene when entering Bloxsom Close from Beacon View. Its simple lean to form and small scale, it is not considered to impact on the street scene or the character of the existing dwelling.

The extension fails to be set back 0.5 metre from the front of the house however its does not exceed half the width of the original dwelling house and therefore will be subordinate to the existing dwelling.

Impact on Neighbours.

Nos. 23 and 25 Jackson Road are located to the east of the application site and are detached. No. 1 Bloxsom Close and No. 4 Beacon View are located to the south of the application site and are detached whereas No.3 Bloxsom Close is located to the North of the application site and is also detached. Although these properties have windows which are visible from the application site there is however adequate separation distances from the proposed extension to these neighbouring properties. Given the adequate separation distance and the height of the existing boundary treatment no adverse impact on residential amenity will arise.

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's 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 existing dwelling 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 01 April 2011; Existing Plans and Elevations to a scale of 1:50 and 1:200 drawing number 11.2634.01 received 01 April 2011, Proposed Plans and Elevations to a scale of 1:50 drawing number 11.2634.07; Proposed Site Plan to a scale of 1:100 drawing number 11.2634.08 received 01 April 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