DELEGATED REPORT

Recommendation Made: 1 June 2011

Reference:- 11/00275/FUL **Parish:- Ratby Parish Council**

Applicant:- Mr & Mrs M Pollard
6 Nicholas Drive
Ratby
Leicester
Leicestershire

Location:- 6 Nicholas Drive Ratby Leicester Leicestershire LE6 0NJ

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 concrete roof tiles.

Relevant Planning History: -

84/00089/4 - Extension to Side of Dwelling - Planning Permission - 02.03.1984

Consultations:-

No comments have been received from: -
Ratby Parish Council

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Ratby 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 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.

The proposed extension has a flat roof design which abuts the side of an existing flat roof projection to the rear of the dwelling and is screened by an existing garage to the side of the dwelling . Given its position at the rear of the property, its screening and its small scale that reflects the character of the existing extension, 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 2.948 meters from the existing rear elevation of the garage. No 8 Nicholas Drive is located to the east of the application dwelling and is attached. By way of its position to the far east of existing rear extensions, there is no opportunity for any overlooking or arising amenity issues between the two dwellings.

No 4 Nicholas Drive is located to the west of the application site and is a detached dwelling. There is an existing conservatory and a rear window located on the rear of this property. This is separated from the proposed extension by a mature hedgerow which is 1.5 metres in height along with a 1 metre high boundary fence. No 4 Nicholas Drive has 2 single garages are located along the boundaries one serving No. 4 and one serving the application dwelling. Given the single storey, flat roof design and the location of the garages, it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

Nos.87 and 87A Station Road are located to the south of the application site. There are windows located on the rear elevation of these properties however, a separation distance of at least 20 metres exists between the units. On the basis of the separation distance together with the height of the existing boundary treatment consisting of a 1 metre high boundary fence and mature boundary planting (some 1.5m in height), 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 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan to a scale of 1:1250 drawing number PO/02; Existing Block Plan to a scale of 1:500 drawing number PO/04; Proposed Block Plan to a scale of 1:500 and Existing and Proposed Plans and Elevations to a scale of 1:100

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