DELEGATED REPORT

Recommendation Made: 25 May 2011

Reference:- 11/00313/FUL **Parish:- Groby Parish Council**

Applicant:- Ms Anita Bhakta
37 Queensmead Close
Groby
Leicester
Leicestershire

Location:- 37 Queensmead Close Groby Leicester Leicestershire LE6 0YP

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.

There is no relevant planning history on this property.

Consultations:-

No objection has been received from: -
Groby Parish Council

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Groby 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 Groby, 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 is of traditional construction and has been designed with a lean to roof design of simailr pitch to that of the existing dwelling. Given the location, at the rear of the property and its small scale, 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 4 metres from the furthest point of the existing rear elevation. No 36 is located to the south of the application dwelling and is detached. There is a conservatory to the rear elevation of No 36 however; this is separated from the proposed extension by a fence which is approximately 2 metres in height. Given the design of the extension, its set off from the boundary 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 that property.

No. 38 Queensmead Close is located to the north of the application site and is a detached dwelling. There are no rear windows which will be affected by the proposed extension. Along with the 2 metre high boundary fence No. 38 is set back 2 metres from the application site. Given the design of the extension, its set off from the boundary 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 that property.

No. 10 Oakmeadway is located to the south west of the application site and is detached whereas No. 42 Queensmead Close is located to the north west 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.

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 boundary 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.

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 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 and Site Block Plan to a scale of 1:500

drawing number KMC 7035-3; Existing and Proposed Elevations to a scale of 1:100 drawing number KMC 7035-2; Existing and Proposed Floor Plans to a scale of 1:50 drawing number KMC 7035-1

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