DELEGATED REPORT

Recommendation Made: 30 March 2011

Reference:- 11/00080/FUL **Parish:- Groby Parish Council**

Applicant:- Mrs T Bottrill
11 Jacqueline Road
Field Head
Markfield
Leicestershire

Location:- 11 Jacqueline Road Field Head Markfield Leicestershire LE67 9RD

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for a two storey side extension and a rear conservatory.

Proposal

Since submission the scheme has been amended.

The application proposes to remove the existing car port and single detached garage and store, currently situated along the south eastern boundary towards the rear of the dwelling, and replace them with a two storey side extension comprising a car port at ground floor and an extended bedroom and a new bedroom at first floor. To the rear a conservatory is proposed adjacent to the north western boundary.

Site and Surrounding Area

The application property comprises a semi-detached property of simple 1980's design, situated on a relatively large, sloping plot. There is a driveway adjacent to the south eastern elevation, leading to a carport, a detached garage and some outbuildings situated along the common boundary. Spanning the width of the property to the rear is a mono-pitched extension.

There is no established residential character within the area, with properties being of differing style, design and age, and situated on a staggered building line. The property to the east comprises an extended detached dwelling, with a forward projecting garage adjacent to the common boundary. The attached property to the north west has been extended to the side and has a rear building line in keeping with the application property. The properties are set back a considerable distance from the road, and the ground falls to the rear.

History:-
None

Consultations:-

No objections have been received from Head of Community Services (Drainage)

Two letters have been received from neighbours, these raise concerns about the proposal blocking access to the driveway of adjacent properties, of loss of light and of the resultant gap in the boundary where the existing garage will be removed.

No comments have been received from the Parish Council.

Development Plan Policies:-

Hinckly and Bosworth Local Plan 2001

BE1
T5

SPD House Extensions

Appraisal:-

The main considerations in this case are the principle of the development, impacts on residential amenity and design and impacts on the street scene.

As the proposal is situated within the settlement boundary of Markfield, in principal the development is acceptable.

Design and Visual Amenity

To ensure side extensions are in keeping with and subordinate to the main property the SPD on design suggests that they should be set back from the principal elevation, that they should be set down at the ridge and that they should not span more than half the width of the main property. In respect of design, proposals should incorporate the style and architectural detail of the main property.

In this case, the amended plans illustrate that the proposal adheres to all the above criteria and has been designed in a way to reflect the main property. In addition to the above the guidance also states that proposals should be set away from the common boundary, to reduce the creation of a terracing effect. In this case the proposal will be set on the boundary, but as the neighbouring property is of a different design and is set further back than the application property, even if they were to extend their property in a similar way to that proposed, a terracing effect would not occur. Accordingly in terms of its appearance, by virtue of its design and scale, the proposal does not have an adverse impact on character of the main property or on the visual amenity of the street scene.

The proposed conservatory is of standard conservatory design, having a dwarf brick wall with glazing above and a pitched roof. As this will be sited to the rear of the property, and not visible from any public vantage point, the design is considered acceptable and there will be no adverse impacts in terms of visual amenity.

Residential Amenity

Concerns have been raised by the residents of neighbouring properties in terms of loss of light. Although the proposal will project approximately 4m further forward than the front elevation of number 13 Jacqueline Road, this property has a single storey detached garage to the front, adjacent to the common boundary shared with the application property. This garage projects just under 2m past the front elevation of the application property. Accordingly, due to the position of the adjacent garage, and the gap of 1m between the neighbouring property and the common boundary, it is not considered that the side extension proposed will result in any material loss of light to the neighbouring property.

In terms of the ground floor rear extension, this will project 2.9m along the common boundary. This is compliant with the guidance of the SPD which suggests that to avoid causing loss of light to neighbouring properties, ground floor rear extensions should project no further than 3m along a common boundary.

In terms of overlooking, no windows are proposed in the side elevation of the side extension and although the conservatory to the rear, due to it elevated position will have some views over the rear garden of the adjacent property, these will be restricted by the close board boundary fence and the vegetation along the common boundary.

Highways

As the property is set back 16m from the highway, there is adequate off road parking to the front of the property.

Neighbour Objections

In respect of the neighbour objections received, the issue raised in respect of traffic generated from building the proposal blocking the neighbours access is not a material planning consideration. In respect of the gap left within the common boundary, resultant of the removal of the garage; the replacement of the boundary treatment can not be secured by way of planning condition as in this case it would not be considered reasonable. This is an issue which needs to be resolved between the parties in question.

Conclusion

Due to the changes made to the original scheme, the proposal is now considered compliant with the design guidance contained within the SPD on House Extensions and is not considered to have an adverse impact in terms of visual or residential amenity or on the character of the street scene. Accordingly 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 siting of the proposal there are considered to be no material impacts in terms of either visual or residential amenity on the character of the street scene or on highway safety. Therefore the proposal is considered acceptable.
Adopted Hinckley and Bosworth 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg No.:- 1028 - 01 REV 3 received by the Local Planning Authority on the 31.3.11

3 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 For the avoidance of doubt and in the interest of proper planning

3 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 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:- Eleanor Shaw Ext 5680