DELEGATED REPORT

Recommendation Made: 4 February 2009

Reference:- 08/01153/FUL **Parish:-** Sheepy Parish Council

Applicant:- Mr N Bird
32 Ratcliffe Lane
Sheepy Magna
Atherstone
Leicestershire

Location:- 32 Ratcliffe Lane Sheepy Magna Atherstone Leicestershire CV9 3QY

Proposal:- FORMATION OF DOOR AND ERECTION OF CANOPY

Introduction:-

The application property is a two storey period cottage in the rural village of Sheepy Magna. A forward extension granted consent in 2007 under reference 07/01039/FUL is currently under construction.

The front building line of the property lies 21 metres west of the highway with adjacent property, 30 Ratcliffe Lane standing forward of the application property. The rear wall of the application property forms part of the front elevation of 34 Ratcliffe Lane. The application property currently has one existing door which is located on the southern elevation facing into the curtilage of 34 Ratcliffe Lane.

Planning permission is sought for the formation of a door on the eastern elevation facing Ratcliffe Lane, adjacent to the existing window with a mono-pitched canopy projecting 0.5 metres above. These alterations are proposed for the forward extension granted consent in 2007.

History
02/01325/FUL- Vehicular access- approved- 06.03.03
06/00970/FUL- Extension and alterations to dwelling- refused- 19.10.06
07/01039/FUL- Extension and alterations to dwelling- approved- 25.10.07

Consultations:-

No response has been received from:-
- Sheepy Parish Council
- Neighbours

Development Plan Policies:-

Hinckley and Bosworth Local Plan
- BE1 (Design and Siting of Development)

SPG House Extensions

Appraisal:-

The central concerns to address within this application relate to design with specific regard to scale, design, materials and also the impact of the development on the amenity of neighbouring properties.

The proposed door is conventional in size and design and the proposed canopy above has a limited projection of 0.5 metres and will use reclaimed tiles to match existing materials. The design of the proposal is therefore acceptable in terms of design, scale and materials. In addition the formation of a door on an elevation facing the highway would appear a more appropriate location for a front door than the existing entrance on the southern elevation and would complement the existing street scene.

The proposed alterations will be visible from Ratcliffe Lane and the front gardens of adjacent properties however no additional windows are proposed (other than the small opening in the door) or an increase in the buildings footprint. As a result, this development is highly unlikely to be detrimental to the privacy or amenity of neighbouring properties.

Overall the proposal is considered to be acceptable in terms of design, neighbours amenity and it is recommended that planning permission be granted, subject to a condition requiring materials to match.

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 and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.
SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date 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 Full details of the proposed door, reveal and header treatment shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this permission. The approved details shall be implemented as part of the development.

4 Before first occupation of the dwelling to which this permission relates the existing door on the southern side elevation shall be removed and the opening in-filled with materials to match the external appearance of the dwelling.

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 In the interests of visual amenity.

4 To enhance the privacy and amenity of neighbouring properties.

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 6th 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. List of plans used in the determination of this application:-
Drawing number- 2413.01

Contact Officer:- David Kiernan Ext 5898