DELEGATED REPORT

Recommendation Made: 16 June 2011

Reference:- 11/00286/FUL **Parish:- Markfield Parish Council**

Applicant:- Mr Christopher Harbot
12 Hillside
Markfield
Leicestershire
LE67 9UP

Location:- 12 Hillside Markfield Leicestershire LE67 9UP

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING AND ALTERATIONS TO GARAGE ROOF

Introduction:-

This application seeks full planning permission for the erection of a single storey side extension and two dormer windows on the existing garage.

The application property is constructed from brick and stone, brick and stucco walls and slates tiles.

The application site falls within the Markfield Conservation Area identified as a significant local building in the Markfield Conservation Area Appraisal.

Amended plans received that show the conservatory extension as existing and a smaller pairing of dormer windows.

97/00017/FUL – Extension to dwelling and erection of detached garage – Approved on 04/03/1997

Consultations:-

One letter of neighbour objection has been received objecting on the following grounds:-

a) Property has already been substantially extended
b) Overshadows nearby properties
c) Not in keeping with its neighbours

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Markfield as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy BE7 - Development in Conservation Areas

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, street scene, conservation area and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Markfield, 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 continues the roof plane of the main house extending the roof pitch by 1.6 metres and lowering the eaves level. The proposed materials includes stone / brick quoin detailing with slate tiles to match the materials and design features used on the main house.

The proposed dormer windows to the garage are aligned with the new ground floor windows. The dormers are also considered to be in keeping with the main dwelling house. Given its small scale and design that reflects the character of the existing dwelling, the side 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.

Conservation Area

On the original plans submitted the dormers to the garage roof were considered to be too large. It was commented by the Conservation Officer that they should be no wider overall including the frame than the ground floor windows. In discussions with the agent amended plans have now been received that show the dormer windows the same size. The proposed dormer windows are similar in size and proportions to those on the main house and are therefore considered acceptable.

In response to the representation that states the proposal is not in keeping with neighbours, it is considered the partial use of stone helps to integrate the side extension not only with the main dwelling but also the traditional street scene in Markfield. Given the proposed side extension is small in scale, subordinate and set back from the front elevation of the main house, it is considered to preserve the character of the Markfield Conservation Area.

Neighbours Amenities

No. 10 Hillside is a semi-detached dwelling house located to the east of the application site. A small obscure glazed bathroom window on the side elevation of no.10 will be approximately 3 metres to the proposed extension. However, it would not directly face the proposed side elevation wall. Bearing in mind the window serves a non-habitable room there would be no material impact on neighbour's amenities in terms of overshadowing or oppressive impact. There are no other windows on no. 10 that would be affected by the proposed development. A roof light will be inserted on the roof of the side extension with no side elevation windows that would allow for overlooking into the rear garden area of no. 10.

No. 14 Hillside is a semi-detached dwelling located to the west of the applicants site. The dormer will directly face the landscaped curtilage of the applicant's site with natural landscaping along the boundary with no. 14. The dormer windows are also small in scale and therefore no adverse impact on neighbour's amenities will arise.

In response to the representation objecting on the grounds that the property has already been substantially extended it is noted there is adequate amenity space remaining for this size of property and would not result in overdevelopment of the site.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the street scene or the amenities of the occupiers of neighbouring properties, and preserves the character of the Markfield Conservation Area. The application is considered to be in accordance with Policy BE1 & BE7 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 or street scene and preserves the character of the Markfield Conservation Area and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & BE7

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 Before any development commences, representative samples of the type and colour of materials to be used on the proposed extension and dormer windows; shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - wa 152.01 B - Received on 10/06/2011
Drawing - wa 152.02 E - Received on 10/06/2011
Drawing - wa 152.03 F - Received on 21/06/2011
Drawing - wa 152.04 A - Received on 13/05/2011

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 & BE7 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:- Kevin Roeton Ext 5919