DELEGATED REPORT

Recommendation Made: 9 June 2009

Reference:- 09/00291/FUL **Parish:- Desford Parish Council**

Applicant:- Mr M Willcock
31 Norfolk Road
Desford
Leicester
Leicestershire

Location:- 31 Norfolk Road Desford Leicester LE9 9HR

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

Full application for a first floor side extension to a semi-detached 1980's style property. Property situated within a row of properties of replicable design and age. Most on this row have been extended to the front and side with the addition of garages. The land rises steeply to the north west. There is a flat roof garage and porch extension adjacent to the northern boundary. To the rear, the property backs onto the playing fields of Desford Junior School. There is off road parking for approximately three vehicles to the front. The proposal will extend the existing garage to the rear and to first floor. The ridge and eaves line will continue that of the existing property. The garage roof will be altered to a pitch. At first floor a bedroom window will overlook the playing field to the rear.

Consultations:-

No comments have been received from:-
Parish Council
Neighbours
LCC Ecology have commented that bats have been recorded nearby, and that they would be pleased to view and comment on any completed ecological reports.

Development Plan Policies:-

BE1 - Siting and Design

T5 - Highways

SPG - House Extensions

Appraisal:-

The main issue for consideration is the design of the property. In respect of design, the SPG on house extensions suggests that first floor side extensions should be stepped back from the principal elevation, stepped down at the eaves and ridge, and should not exceed more than half the width of the front elevation of the property. These criteria are suggested to ensure the proposal appears subservient to the principal and does not result in a terracing effect.. Although the proposed scheme continues the eaves and ridge line of the existing property, the first floor level will appear stepped back due to the extent of the forwardly projecting garage, and its width will be less than half the width of the principal elevation. Further, as the adjacent property is of a different design, a terracing effect will not be created. Accordingly, although the proposal does not comply with all criteria, on balance its appearance will be subservient. Further, the issue of its height alone would not warrant refusal of the application.

As the proposal will be a distance of 1.5m from the boundary, and adjacent to the neighbouring property there will be no material impacts on the residential amenity of this property.

As the proposal will increase the number of bedrooms, and the off road parking spaces are not clearly identified, details of such will be conditioned to be submitted prior to development.

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 location of the proposal there are considered no material impacts on either visual or residential amenity or on the character of the area. Therefore the proposal is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, T5

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 Three car parking spaces shall be provided within the curtilage of the dwelling before the extension hereby permitted is first occupied and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

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 road safety to comply with policy T5 of the adopted Hinckley and 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 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:- 885/01; 885/02; 885/04

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