DELEGATED REPORT

Recommendation Made: 7 July 2009

Reference:- 09/00424/FUL **Parish:- Barwell Parish Council**

Applicant:- Mr E Fullman
6 Queensway
Barwell
Leicestershire
LE9 8AP

Location:- 6 Queensway Barwell Leicester LE9 8AP

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

Full application for a side extension to a bungalow. The application property is substantial, and sits centrally on its large corner plot. There is variation in the design, size and age of surrounding properties, however, the majority are two-storey and semi-detached. Accordingly there is no established residential character. Properties along both Queensway and Shenton Road follow a uniform building line, with no development projecting beyond this. The property is bounded by a mix of hedging and close board timber fencing. There is a conservatory to the rear and the majority of the rear garden is hard surfaced. To the front there is a large drive, providing parking for approximately three vehicles. There is an integral single garage adjacent to the north western boundary. A vehicular access, leading to the rear of properties on Shenton Road runs along the rear boundary of the application property.

The property is pitched roofed. The proposed side extension has a pitched roof and will extend two existing bedrooms. Its ridge will be stepped below that of the principal property, giving it a subordinate appearance. Windows are proposed to the front and rear. There will be a gap of just over 1.4m between the proposal and the boundary fence.

Consultations:-

No Comments have been received from:-
Neighbours

No objections have been received from:-
Barwell Parish Council
Environmental Health (drainage)

Leicestershire County Council Ecology have requested that a watching Brief be maintained.

Development Plan Policies:-

BE1 - Siting and Design

SPG - House Extensions

Appraisal:-

The main issues in this case are the impacts of the proposal on the residential amenity of surrounding properties and on the character of the street scene and the dwelling. Although the proposed windows will serve habitable rooms, given that the property occupies a corner plot and the fact that the windows are screened by the boundary of the property, there are considered no material impacts in terms of loss of privacy on surrounding properties. In terms of its design, despite the proposals ridge not being stepped below that of the main property (as suggested by the SPG), as it is set back from the principal elevation, the extension is considered both in keeping with, and subservient to the application property,

and accordingly is considered acceptable. Further, the proposals set back is in keeping with the already staggered layout of the front elevation.

The principal issue of concern is the impact of the proposal on the street scene. As the property is situated on a corner plot, the proposed side extension will project in front of the established building line along Shenton Road. However, resultant of the boundary fence, which follows the boundary adjacent to this road, the proposal will not appear prominent in the street scene, nor will it have an adverse impact on its visual amenity (as only the roof will be visible). Further, due to the marginal scale of the proposal its impact on the character of the area is not considered material. Accordingly, in this case, the proposals sitting forward of the building line 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 no material impacts on either visual or residential amenity, or on the character of the street scene. Accordingly the development is considered acceptable.
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.

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.

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. 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 A Watching Brief for all protected species should be maintained throughout the course of the development by all persons on site, and in the event of any protected species being discovered, all works on site shall cease whilst expert advice is sought.

6 List of plans used in the determination of this application: Drg No. F04.2009.; OS Sitemap Scale 1:500

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