DELEGATED REPORT

Recommendation Made: 27 May 2009

Reference:- 09/00254/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Mr Simon Dawe
91 Elmsthorpe Lane
Earl Shilton
Leicestershire
LE9 7PT

Location:- 91 Elmesthorpe Lane Earl Shilton Leicester Leicestershire LE9 7PT

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

Full planning permission is sought for extensions and alterations to 91 Elmesthorpe Lane, Earl Shilton. The property is a detached bungalow located on the north east side of Elmesthorpe Lane, with a residential estate to the rear and open countryside to the south west. Elmesthorpe Lane contains a mix of single and two storey individually designed properties. The two properties either side of the application site are dormer bungalows with flat roofed dormers. The land slopes up away from Elmesthorpe Lane which also falls away to the south east. The application property is set well back from the road and at a higher level.

Planning permission is sought to extend the property providing additional accommodation within the roof space and remodelling the rear single storey utility extension to the rear of the garage and an extension for a garage. The proposal would remodel the roof shape and introduce three pitched roof dormers to the rear elevation and two to the front. To keep the ridge height down, the roof in the centre would be flat, however due to the elevated position above the highway it is not considered this element would be visible.

The site was visited on the 28.04.09. The proposal is located within the Earl Shilton Settlement Boundary.

Relevant Planning History
06/01081/FUL Extensions and alterations to dwelling Allowed 22.11.06

Consultations:-

No objections received from:-
Land Drainage Engineer,
Earl Shilton Town Council

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.

Supplementary Planning Guidance- (SPG) House extensions.

Appraisal:-

The main issues for consideration are the effect of the proposal on the appearance of the existing property and the amenities of neighbouring residents.

Elmsthorpe Lane is a mix of properties with varying ridge heights that overlook the open countryside. The proposed slight increase in height is not above that of the surrounding buildings. The flat roof was

incorporated into the design to prevent the ridge height increasing unacceptably. The submitted design therefore has the appearance of a pitched roof, whose height fits in with other properties within the street scene. The dormers and the design of the other alterations are in keeping with the character and appearance of the property.

The flank wall of the neighbouring properties do not have any window visible. The proposal does not extend the property to the rear, however a roof is proposed to the existing flat roofed rear extension, however the eves is no higher than the existing with the roof sloping away from the boundary. This element is located to the north of the neighbouring site and with this fact and the slope of the roof it is considered that the proposal would not affect the daylight or sunlight currently enjoyed of the neighbouring properties. The proposal introduces dormer windows at first floor level to both the front and rear. To the front the proposal overlooks fields, to the rear there is sufficient distance between the proposal and the nearest property to maintain the privacy of the neighbouring residents.

There is a long driveway to the front of the property which provides adequate off street parking in addition to the proposed garage.

It is considered that the proposal is therefore 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 by virtue of the size, height and design of the proposal would not detrimentally affect the street scene or the amenities of neighbouring properties and would therefore be in accordance with the development plan.
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 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions and alterations 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 This permission relates to the application as revised by amended plan 03 E and 04 A received by the Local Planning Authority on 30.04.09.

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 For the avoidance of doubt.

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:-
01, 02, 03E, 04 A, and 05

Contact Officer:- Sarah Humphries Ext 5680