DELEGATED REPORT

Recommendation Made: 4 March 2009

Reference:- 09/00039/FUL **Parish:-** Ratby Parish Council

Applicant:- Mr And Mrs Allison
82 Station Road
Ratby
Leicestershire

Location:- 82 Station Road Ratby Leicester Leicestershire LE6 0JN

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING (RE-SUBMISSION OF 08/00877/FUL).

Introduction:-

This application seeks full planning permission for an amended scheme to a single storey rear extension together with a pitched roof over the existing flat roofed single storey rear extension to a detached 2 storey red brick Victorian house located in a staggered row of similar dwellings to the south side of Station Road within the settlement boundary of Ratby. The amendments involve changes to the fenestration on the rear elevation only. The ground levels fall within the extensive rear gardens to the south west. There are numerous extensions of different scale, length and designs on neighbouring dwellings within the row, including both adjacent dwellings.

History

08/00877/FUL	Extensions and Alterations to Dwelling	Approved	13.10.08
01/00722/FUL	Dining Room and Toilet Extension	Approved	13.09.01

Consultations:-

No objections have been received from:-

Director of Community Services (Ecology)
Ratby Parish Council
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Neighbours notified, one letter of support received.

Development Plan Policies:-

BE1 - Design and Siting
T5 - Highway Design and Vehicle Parking Standards
SPG on House Extensions.

Appraisal:-

The main issue for consideration is the impact of the amendments to the extension and alterations on the privacy and amenity of neighbouring properties.

The existing flat roof single storey extension to the rear projects to a similar length as elements of the dwellings either side. The proposed single storey extension will project a further 3.5 metres beyond the existing extension of the application property (No. 82), at a metre off the side boundary to No 84 and No. 84 lies to the south of the proposal. As such the proposed extension and alterations will not be unduly detrimental to the amenities of the occupiers of No. 84.

In respect of No. 80, which lies to the north of the proposed extension and alterations, the windows to the kitchen and in particular the middle habitable room, are already compromised to a certain extent by the existing situation. The additional 3.5 metre projection and shallow pitched roof will worsen the existing situation, however, given the nature and relationship of the dwellings, the proposal will probably not create any significant additional detriment to such an extent that the proposal should be refused in this instance, despite not being within the normal parameters for extensions contained in the SPG. I visited and spoke to the occupier of No. 80 during assessment of the previously approved application and she confirmed that she had no objection to the extension and alterations at that time. No further representations have been received to the current application.

The rear elevation fenestration on the amended scheme has no significant impact on the privacy and amenity of the occupiers of neighbouring properties and the application is therefore recommended for approval.

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 as it would be in keeping with the character and appearance of the existing dwelling and would not be unduly detrimental to the amenities of the occupiers of neighbouring properties.

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 brickwork to be used on the external elevations of the proposed extension and alterations shall match the corresponding materials of the existing dwelling and the roof tiles to be used on the extension and alterations shall be Marley Duo Modern (Smooth Grey) unless otherwise 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).

4 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.

5 List of Plans used in the determination of this application:- No. 2008/764/01 Revision B.

Contact Officer:- Richard Wright Ext 5894