DELEGATED REPORT

Recommendation Made: 31 March 2011

Reference:- 11/00122/FUL **Parish:- Ratby Parish Council**

Applicant:- Mr David Fee
47 Park Road
Ratby
Leicester
Leicestershire

Location:- 47 Park Road Ratby Leicester Leicestershire LE6 0JL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the front of this detached bungalow in Ratby. The house is constructed of red brick with brown concrete tiles to the roof.

The property is situated within a stretch of Park Road which is a mix of detached and semi detached dwellings set back from the road frontage. There is a two metre high boundary fence separating 49 Park Road and the application site and 43 Park Road is separated by a solid brick wall over two metres in height.

Relevant Planning History.

96/00043/FUL - Rear Extension to Bungalow - Planning Permission - 01.03.1996

Consultations:-

At the time of writing the report no comments have been received from: -
Ratby Parish Council
Ward Members
Neighbours

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

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

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the impact of the proposed extension on the character and appearance of the existing dwelling and street scene and on the amenities of the occupiers of neighbouring properties.

Impact on Existing Dwelling and Street Scene.

The proposed extension will be sited on the north eastern elevation of the dwelling which is located at the front of the property. Due to the detached bungalow being set further back off the road frontage and being located between 2no.two storey dwellings the proposed front extension will not dominate the street scene as it will not

extended further forward within the street than the front elevation of no 41. The proposed extension will therefore not have an adverse effect on the street scene and is its design is acceptable

Impact on Neighbours.

The proposed extension projects 3.1 metres further forward of the existing front elevation. No 49 Park Road is located to north of the application site and is detached the neighbouring property is separated from the proposed extension by a boundary fence two metres in height. There is a lean-to conservatory and a side window to the elevation of 49 Park Road however the road frontage is set slightly higher than the application site. Given the design of the extension, the height of the existing boundary treatment and its set off from the boundary it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

No 43 Park Road is located to the south of the application site and is detached the neighbouring property does not have any windows overlooking the application site and is separated from the proposed extension by approximately 9 metres. No 41 is located on the opposite side of the road and is detached there are two small windows proposed in the front elevation which would not worsen the situation already experienced by No 41. Given the design of the extension and its separation distance from No 41 and 43 Park Road it is not considered to have an adverse effect on the occupiers of that property.

Conclusion.

The proposed extension and alterations would respect the scale and character of the existing dwelling and street scene, be built of materials that will create a unified appearance, retain adequate private amenity and off street car parking provision within the curtilage and would not adversely effect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 and T5 of the adopted Local Plan and the Council's 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 would be in accordance with the development plan. Resultant of the siting, design and scale of the proposal there are considered to be no material impacts on either visual or residential amenity or on the character of the street scene. Therefore the proposal is considered acceptable.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and 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 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details: Existing Plans and Elevations to a scale of 1:100 drawing number DWGLE16 OLJ 02; Proposed Plans and Elevations to a scale of 1:50 and 1:100; Site Location Plan to a scale of 1:1250 and Site Block Plan to a scale of 1:500 drawing number DWGLE16 OLJ 01.

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 dwelling 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).

Contact Officer:- Joanne Orton Ext 5666