DELEGATED REPORT

Recommendation Made: 17 June 2011

Reference:- 11/00303/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Ms Riley
9 Park Street
Market Bosworth
Nuneaton
Leicestershire

Location:- 9 Park Street Market Bosworth Nuneaton Leicestershire CV13 0LL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for a single storey extension with ramped accesses at the rear of this semi-detached dwelling within the Market Bosworth Conservation Area.

The property is an unlisted building of local historic and architectural interest as identified in the Market Bosworth Conservation Area Appraisal constructed from red facing brick, stucco walls painted white and grey slate.

The scheme also proposes two disabled ramped accesses. Two steel railings off-set 1 metre from the boundary hedge with no. 11 have the following dimensions, 0.9 metres in height x 4.5 metres in length x 1.2 metres in width. Another slender steel railing will be linked up to the rear elevation wall next to the proposed door with the following dimensions, 0.9 metres in height, 4.3 metres in length and 1.2 metres in width.

Planning History:

00/00759/FUL – Extension to dwelling – Approved on 27/09/2000
00/00770/CON – Demolition of kitchen, pantry and store – Consented on 27/09/2000
03/00859/FUL – Creation of vehicular access – Refused on 03/11/2003
04/00212/FUL – Proposed extension of vehicular access (revised scheme) – Approved on 24/03/2004

Consultations:-

Site notice displayed on 19/05/2011

No objections have been received from:-

Market Bosworth Parish Council
Head of Community Services (Land Drainage)

One letter of objection has been received objecting on the following grounds:-

a) A larger property will cause major issues on existing parking provisions

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development
Policy BE7 - Development in Conservation Areas

Policy T5 - Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Market Bosworth Conservation Area Appraisal

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling, conservation area and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Market Bosworth, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Existing Dwelling and Street Scene

The proposed extension has a gabled roof design which abuts the side of an existing gabbled roof projection to the rear of the dwelling. Given its position at the rear of the property and its small scale, the extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Impact on Conservation Area

The Conservation Officer has requested the brick bond should be as existing. Since the proposal respects the character of the main house and its position is at the rear of the site, it is not considered to have a detrimental impact on the setting of the Conservation Area. On this basis, it is considered the proposed rear extension preserves the character of the Market Bosworth Conservation Area.

Impact on Neighbours

No. 11 Park Street is located to the east of the application site adjoining the applicant's property as a semi-detached pair. The proposed extension is 2.6 metres in length and when combined with the existing rear extension the total distance from the rear elevation wall of the main house is 4.9 metres. Nevertheless, the proposed extension is off-set from the boundary wall by 3.4 metres. Given the boundary wall is 1.8 metres in height and the neighbour has a rear extension that projects 3.5 metres with no side elevation window, it is not considered the proposed extension will have an adverse impact on the amenities currently enjoyed by no. 11.

Ye Olde Red Lion a Public House and Hotel is located to the west of the application site. The car park is nearest to the applicant's site and therefore no impact on residential amenities will occur.

Due to the size of the rear garden where there is approximately 24 metres to the rear boundary line with no. 10 Church Street, no adverse impact on residential amenity will arise.

Highways

In response to the representation received raising concern over a larger property exacerbating the existing parking problems in the surrounding area, this has been noted. However, the proposal does not include the addition of an extra bedroom and no parking space will be lost as a result of development. Since the site provides adequate on-site parking provision it is considered the extension will not have an material impact on surrounding parking.

Additional issues

Given the proposed ramp / railings are located at the rear of the site, it is not considered to have an adverse impact on the character of the existing dwelling, street scene or the setting of the conservation area.

Conclusion

In summary the proposal would respect the scale and character of the existing dwelling, street scene, Market Bosworth conservation area and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 & BE7 of the Local Plan and the Council 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 by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene, preserves the character of the Market Bosworth Conservation Area and would not harm the street scene and neighbours amenities and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7 & 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 and the brick bonding pattern on the external elevations of the proposed extension shall match the corresponding materials and brick bonding pattern used on the existing dwelling; unless previously agreed in writing with the Local Planning Authority.

3 The door and windows to the extension hereby approved shall be constructed from timber and thereafter be retained as such.

4 The proposed steel railings shall be painted black and shall remain this way thereafter.

5 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 5420.05 - Received on 10/05/2011
Drawing - 5420.06 - Received on 10/05/2011
Drawing - 5420.07 - Received on 10/05/2011
Drawing - 5420.08 - Received on 10/05/2011
Drawing - 5420.09 - Received on 10/05/2011
Drawing - 5420.10 - Received on 10/05/2011
Drawing - 5420.11 - Received on 10/05/2011
Drawing - 5420.12 - Received on 10/05/2011

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 & BE7 of the adopted Hinckley & Bosworth Local Plan.

3 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 and BE7 of the adopted Hinckley & Bosworth Local Plan.

4 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 and BE7 of the adopted Hinckley & Bosworth Local Plan.

5 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:- Kevin Roeton Ext 5919