DELEGATED REPORT

Recommendation Made:

Reference:- 11/00594/FUL **Parish:- Witherley Parish Council**

Applicant:- Mrs Judith Lees
4 Ratcliffe House Lane
Ratcliffe Culey
Atherstone
Leicestershire

Location:- 4 Ratcliffe House Lane Ratcliffe Culey Atherstone Leicestershire CV9 3LZ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning approval for extensions and alterations to a dwelling house at 4 Ratcliffe House Lane, Ratcliffe Culey. The proposal consists of the construction of a hipped roof to an existing flat roof side and rear extension, incorporating the replacement of a flat roof conservatory with a brick built addition.

The hipped roof will extend to a height of 1.1 metres above the existing flat roof and the materials which are to be used are to match the existing main roof of the property.

Planning History:-

79/01408/4M - Extension to dwelling - Permitted.

Consultations:-

No representations received for this application.

Development Plan Policies:-

Hinckley and Bosworth Local Plan:-

BE1 - Siting and design of development
NE5 - Development in the countryside

Supplementary Planning Guidance
House Extensions

Appraisal:-

The site is located within the countryside and therefore outside the settlement boundary of Newbold Verdon, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map. Policy NE5 generally restricts development within the countryside but there are exceptions for appropriate extensions and alterations to existing dwelling houses. Any extensions cannot have an adverse effect on the character and appearance of the countryside, be appropriate in terms of scale and character and where necessary be effectively screened.

The main considerations with regards to this application are siting and design of development and impact on residential amenity.

Siting and design

In addition to the proposed hipped roof, the applicant proposes to replace a "lean to" conservatory with a more substantial infill extension which will fall in line with the existing extension and extend to the property's side

boundary. The new hipped roof will then be constructed to encompass the existing and the proposed extensions. The proposed extension is considered to be appropriately sited and the addition of the hipped roof will result in an improvement in terms of the overall design of the building. As such it is a design improvement that maintains the character of the existing dwelling and satisfies the requirements of Policy BE1.

Impact on residential amenity

No.4 Ratcliffe House Lane is a semi detached dwelling with open agricultural fields to the rear and south side of the property. The proposed infill extension will be built up to the boundary line between the adjacent semi detached properties and will project 3.3 metres from the rear face of the original dwelling house. The height from the ground to the eves of the extension will be 2.6 metres and the hipped roof will extend toward the original house to a height of 1.2 metres above eves level.

The applicant is proposing for the extension to project 3.3 metres which is contrary to the House Extension SPG by 0.3 metres, however, due to the height of the extension and the pitch of the hipped roof, it is not considered that the proposal will have a detrimental effect on the amenity enjoyed by the adjacent neighbouring property, and is therefore considered acceptable.

In summary, the proposals are acceptable in principle, considered an improvement in terms of design and will not have a detrimental affect on neighbours amenity.

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, the development by virtue of the scale, mass and design does not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the surrounding area and is in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1,NE5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location plan (1:1250), Drawing No. 01 Revision B received on the 5th of August 2011.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 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:- **Nick Cox** **Ext 5659**