DELEGATED REPORT

Recommendation Made: 11 August 2011

Reference:- 11/00550/FUL **Parish:- Newbold Verdon Parish Council**

Applicant:- Mr J Fairall
59 Merrylees Road
Newbold Heath
Newbold Verdon
Leicester

Location:- 59 Merrylees Road Newbold Heath Newbold Verdon Leicester Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for an orangery and a single storey extension to the existing kitchen and utility room to the rear of this detached dormer bungalow.

The dwelling is constructed from rendered walls, slate and UPVC windows and doors.

Relevant Planning History:-

10/00151/FUL - Extensions and alterations to dwelling - Approved on 30/04/2010
07/00644/FUL - Rear extensions and remodelling of garage - Approved on 30/07/2007
04/00457/FUL - Extensions and alterations to dwelling - Approved on 03/06/2004
00/00622/FUL - Extension to garage - Approved on 25/09/2000
95/00758/FUL - Extension to dwelling - Approved on 06/11/1995
97/00708/FUL - Extension to dwelling - Approved on 24/10/1997

Consultations:-

Site notice displayed on 19/07/2011

No objection has been received from:-

The Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The site lies outside a settlement boundary as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy NE5 - Development in the Countryside

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the existing dwelling as well as the character and appearance of the countryside.

The Principle of Development

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.

Impact on Existing Dwelling

The proposal is for two separate elements; orangery with hipped sky roof light and rear extension to the existing kitchen and utility room.

The proposed orangery is simplistic in form with rendered external walls to match the design on the main house and brown UPVC windows on all elevations with two French doors to be inserted on the rear (south) elevation. The proposed orangery will sit comfortably in relation to the main dwelling, infilling the existing patio area. The orangery projects 4 metres and extends 6.33 metres across the side elevation wall of the main house. Where the height is 2.7 metres to the eaves, this falls just below the height of the eaves to the main house and is therefore considered subservient.

The second element is to extend the existing kitchen and utility room at the rear. This element of the proposal is considered to be small in scale with the following dimensions, projects out 1.2 metres in length and extends 5.5 metres in width across the rear elevation at a total height of 2.8 metres. Although the extension has a flat roof, due to its small scale it is not considered to harm the character of the existing dwelling or street scene.

Given both elements of the proposal are positioned at the rear of the property and are at a scale that is in keeping with the character of the existing dwelling, it is considered the proposed extensions will not have any adverse impact on the character of the detached dormer bungalow and therefore acceptable in design terms.

Impact on Countryside

The proposed orangery and flat roof rear extension are simple in design and sit well on the main dwelling. There is existing hedgerow along the side (eastern) boundaries. Should the existing surrounding landscape be removed, the design and scale of the proposed extensions will still respect the character of the main house. For this reason it is not considered to have an adverse effect on the appearance or character of the countryside. As the proposed development is in keeping with the character of the existing dwelling it will not result in a harmful impact on the surrounding area.

Neighbours Amenities

The residential curtilage of the site is bounded by paddocks owned by the occupier for the keeping of animals to the west and south of the site, highways to the north and agricultural fields to the east. Therefore no impact on residential amenities will arise.

Conclusion

The proposal would respect the scale and character of the existing dwelling, no impact on residential amenities and would not adversely affect the character of the countryside. The application is considered to be in accordance with policies BE1 and NE5 of the Local Plan and generally complies with the 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 and the proposed development by virtue of the scale, mass and design of the proposed extensions would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the dwelling or countryside and would be 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 materials to be used in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise 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, as follows:

Drawing - 11024-01 - Received on 07/07/2011
Drawing - 11024-02 - Received on 07/07/2011
Site location and block plan - Received on 07/07/2011

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 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:- Kevin Roeton Ext 5919