DELEGATED REPORT

Recommendation Made: 1 April 2009

Reference:- 09/00134/FUL **Parish:- Bagworth Parish Council**

Applicant:- Mr Michael Price
1A Barlestone Road
Bagworth
Coalville
Leicestershire

Location:- 1A Barlestone Road Bagworth Coalville Leicestershire LE67 1DD

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

Full planning permission is sought for extensions and alterations at 1A Barlestone Road, Bagworth to provide accommodation within the roof space of the garage and kennels to the rear of the garage. The proposal involves increasing the height of the garage roof by 0.7m and the insertion of a dormer window into the front roof slope. The kennels would be located to the rear of the garage within the existing curtilage of the dwelling. The proposed brick structure would replace the existing timber structure.

The application site is located outside the settlement boundary of Bagworth, and within the national forest. The property is set back from the road with off street parking to the front. A public footpath runs alongside the western boundary of the site.

A site visit and site notice was erected on 10th March 2009.

Relevant Planning History

00/01097/OUT	Residential development for one dwelling 20.08.2001		Permitted
01/01138/REM	Erection of bungalow	Permitted	28.12.01

Consultations:-

No objections received from
Land Drainage engineer

To date no representations have been received.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.

Supplementary Planning Guidance- (SPG) House Extension.

Appraisal:-

The main issues for consideration are the effect of the proposal on the appearance of the property and the amenities of neighbouring residents.

Extensions should be subservient to the main dwelling and whilst the alterations increase the height of the garage it is considered that due to the garage being set back further into the site than the main dwelling, it would appear subservient to the main dwelling. The proposed dormer is suitably designed and is therefore considered acceptable.

Due to the orientation of the window and distance from other properties means that the proposal would not detrimentally affect the existing amenities of residents.

The proposed kennels to the rear consists of a low structure, which would not be visible from any public space. Due to its height and size it is not therefore considered that the proposal would detrimentally affect the amenities of any surrounding properties nor the appearance of the existing dwelling. The proposal is therefore considered acceptable.

Whilst the staircase uses part of the garage area, there is sufficient parking retained on the site for the size of dwelling.

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 minimal proposed changes, location of the window and the design and appearance of the alterations, it is not considered that the application would detrimentally affect the appearance of the property or harm the amenities of eight residents. The proposal is therefore considered to be in accordance with the development plan.
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 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.

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).

5 List of plans used in the determination of this application:-
Site Location Plan, and 1A,

Contact Officer:- Sarah Humphries Ext 5680