DELEGATED REPORT

Recommendation Made: 30 August 2011

Reference:- 11/00614/FUL **Parish:- Groby Parish Council**

Applicant:- Mr Richard Cook
133 Leicester Road
Groby
Leicester
Leicestershire

Location:- 133 Leicester Road Groby Leicester Leicestershire LE6 0DT

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey attached garage to the east elevation of this semi detached dwelling.

The dwelling is constructed from red brick with brown roof tiles.

Relevant Planning History: -

10/00282/FUL - Extensions and Alterations to Dwelling - Planning Permission - 08.06.2010

Consultations:-

Director of Environment and Transport (Highways) has replied advising that the Highway Authorities standing advice procedure should be following considering the car parking provision with the number of bedrooms.

No comments have been received from: -
Groby Parish Council

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Groby 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 principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling and on the amenities of the occupiers of neighbouring properties along with parking and highway safety.

The Principle of Development

The site is located within the settlement boundary of Groby, 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 side extension will be visible from Leicester Road due to its position at the side of the dwelling house. The extension fails to be set back 0.5 metre from the front of the house and is greater than half the width of the dwelling, however the proposed extension is inset off the boundary by 1.5 metres and the property is the last of a run on the road. Given its scale, hipped roof form and through the use of matching materials the proposed garage will not have an adverse effect on the street scene and is therefore considered acceptable in design terms.

Impact on Neighbours.

The proposed attached garage will be sited on the east elevation of the existing dwelling. No 131 Leicester Road is located to the west of the application site and therefore will not be affected by the proposal.

No.126 and No. 128 Leicester Road are located to the south of the application site on the opposite side of Leicester Road. There are windows located on the front elevation of this property however a separation distance of at least 48 metres exists here between the front elevation of the neighbouring dwelling and the front elevation of the proposed extension, no adverse impact on residential amenity will arise.

Parking and Highway Safety

The dimensions of the proposed garage do not meet the minimum dimensions to ensure that the garage constitutes an off-street car parking space, however there is adequate space provided to the front of the garage for the parking of vehicles.

Conclusion.

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 and T5 of the 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 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 existing dwelling and would be in accordance with the development plan.
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 proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250, Site Block Plan to a scale of 1:500, Proposed Roof Plan to a scale of 1:100 drawing number 10/007/06/6; Existing and Proposed Plans and Elevations to a scale of 1:50 and 1:100 drawing number 10/007/05/5.

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:- Joanne Orton Ext 5666