DELEGATED REPORT

Recommendation Made: 27 April 2011

Reference:- 11/00189/CONDIT **Parish:- Groby Parish Council**

Applicant:- Mr Chris Harris
41 Woodlands Drive
Groby
Leicester
Leicestershire

Location:- 41 Woodlands Drive Groby Leicester Leicestershire LE6 0BR

Proposal:- VARIATION OF CONDITION NO. 3 OF PLANNING PERMISSION 10/00912/FUL TO CARRY OUT THE DEVELOPMENT IN ACCORDANCE WITH ALTERNATIVE PLANS

Introduction:-

This is an application for variation of condition 3 attached to planning permission 10/000912/FUL to alter the design of the extension previously approved. The proposal includes the reduction in width of the approved single storey rear extension (omission of the en-suite) and the enlargement of the previously approved single storey rear extension projection and the conversion of the existing garage into a front bedroom with the inclusion of a porch.

The property is single storey and situated within a stretch of Woodlands Road which is a mix of detached and semi-detached two storey and single storey dwellings set back off the road frontage. There is a boundary fence approximately 2 meters in height between 39 and 43 Woodlands Drive.

Relevant Planning History: -

10/00696/FUL - Extensions and Alterations to Dwelling - Withdrawn - 02.11.2010
10/00912/FUL - Extensions and Alterations to Dwelling - Planning Permission - 24.12.2010

Consultations:-

No objections have been received from: -
The Director of Environment and Transport (Highways)
The Director of Community Services (Ecology)
Head of Community Services (Land Drainage)
Groby Parish Council

At the time of writing the report no comments have been received from: -
Ward Members
Neighbours
Site Notice

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

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

This is an application to revise the plans for extensions and alterations to this property approved earlier this year. The main consideration in the determination of this application is to assess the impact of the proposed changes to the previously approved scheme.

This application proposes to include the erection of a porch to the north elevation of the dwelling which is located at the front of the property. The neighbouring property has a similar structure which has been built along with other properties within the street scene. The proposed extension projects 1.3 metres further forward of the existing front elevation. There are no windows affected by the extension to 39 Woodlands Drive which is also separated from the proposal by an attached garage the neighbouring property at 43 Woodlands Drive has a lounge window to the front elevation which is set back from application property by the existing garage. There is a side window to a porch at 43 Woodlands Drive which is separated from the proposal by approximately 6 metres. As the proposal is single storey and given the separation distance, it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

The property is currently a 3 bedroom bungalow with the garage conversion proposing to form a forth bedroom. The County Councils Highways standing guidance suggests that there should be three parking spaces available for dwellings providing four bedrooms. The Director of Environment and Transport (Highways) has no comments in relation to the garage conversion with ample parking provision available on the driveway and on the public highway.

An enlarged single storey extension on the rear of the property is proposed. The single storey extension projects 4.9 metres from the existing rear elevation which is an additional 0.7 metres further than what was previously approved. The effect of the increase in the projection will have limited effect on the amenity of the privacy or amenity of the neighbouring property due to the height of the existing boundary treatment and there are no windows proposed to be included in the extension. There are no arising issues from the omission of the WC.

Conclusion.

Overall the proposal will respect the scale and character of the existing dwelling and street scene, be built of materials that will create a unified appearance, retain adequate private amenity and off street parking provision within the curtilage would not adversely effect 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 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 would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

1 This permission shall relate to the variation of Condition 3 of permission 10/00912/FUL dated 24 December 2010 only. All other conditions of the original permission remain, unless subsequent variations have been made.

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 to a scale of 1:1250 drawing number 3; Existing and Proposed Block Plan to a scale of 1: 500 drawing number 4; Existing and Proposed Parking Provision to a scale of 1:50 drawing number 5; Existing and Proposed Plans and Elevations to a scale of 1:50 and 1:100 drawing number 1 and Existing and Proposed Roof Plan to a scale of 1:50 and 1:100 drawing number 2.

Reasons :-

1 To ensure that all other conditions attached to the original consent still apply

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:- Joanne Orton Ext 5666