DELEGATED REPORT

Recommendation Made: 29 April 2009

Reference:- 09/00168/FUL **Parish:- Ratby Parish Council**

Applicant:- Mr And Mrs Beck
Forest View
Thornton Lane
Markfield
Leicestershire

Location:- Forest View Thornton Lane Markfield Leicestershire LE67 9RP

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Planning permission is sought for the demolition of a pair of semi-detached properties and the erection of a double garage, workshop with loft over, to be link attached to the existing detached dwelling known as Forest View, Thornton Lane, Markfield.

The application site is located outside the Markfield Settlement boundary and is therefore considered to be in the countryside. A site visit was undertaken by the planning officer on the 24.03.09 where it was observed that the semi-detached dwellings were already partially demolished. To the south of the application site the nearest property has two side windows facing the proposed development which are obscurely glazed and therefore not considered to be serving habitable rooms.

In 2001, planning permission was refused for the demolition of one of the semi-detached properties and erection of a double garage and workshop with loft over on the grounds that the development would detrimentally affect the character and appearance of the street scene by unbalancing the pair of semi-detached properties and creating a bland addition in the street scene.

Relevant Planning History

01/00825/FUL	Erection of detached garage and workshop with loft over.	Refused	10.10.01
98/00272/FUL	Extensions to dwelling	Approved	13.05.98

Consultations:-

To date no representations have been received

Development Plan Policies:-

Policy BE1- design and siting of development.
Policy NE5- development in the countryside.

Supplementary Planning Guidance- (SPG) House Extension.

Appraisal:-

The main issues for consideration are the effect of the proposal on the street scene and the amenities of neighbouring residents and if the proposed demolition of the existing dwellings are detrimental to the street scene or were of sufficient architectural merit to warrant their retention.

The application proposes to demolish a pair of 1950's semi detached properties. It is not considered that they had significant architectural merit to warrant their retention. Forest Road is located out side the Markfield Settlement Boundary and characterised by large properties set back from the road often behind mature screening. The pair of semi-detached properties in this context were out of character

with the remaining street scene and therefore it is not considered that there removal would be detrimental to the street scene and it is considered acceptable.

The proposal is for a large extension linked to the main dwelling to provide accommodation for a triple garage and workshop with storage over. The existing dwelling would remain intact and be the dominant building on the site with the extension due to the design and siting subservient. The design of the proposal is in keeping with the main dwelling in terms of materials and roof shape. The proposal is considered acceptable.

The nearest neighbouring property is located to the south west of the site. However the proposal is replacing two dwellings, which had a greater massing that the proposed garage and workshop building. Therefore it is not considered that the proposal would have a detrimental impact on the amenities of neighbouring residents.

The front of the site is well screened from the road. Both accesses are existing and the demolition of the two dwellings would result in a reduction of vehicular traffic entering and exiting the site. The proposal is not considered to result in a detriment to highway safety.

The proposal is located within the countryside, however forms part of a linear form of development. The extension to the dwelling is well screened by mature vegetation from the highway. It is considered that due to the existing development in the area and the location of the proposal set back from the highway, attached to the existing building and it is considered that the proposal would not detrimentally affect the open countryside.

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 and design of the proposal, the existing landscape on the site and relationship with the neighbouring properties would not detrimentally affect the open countryside or the amenities of neighbouring properties and would therefore 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 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 extension shall not be used as additional residential accommodation to the existing dwelling.

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 To prevent the incremental creation of a new residential property in the open countryside which is contrary to policy NE5 of the Hinckley and Bosworth Local Plan and Planning Policy Statement 7.

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. List of plans used in the determination of this application:-
Site plan, B/FVTL/01/09, BFVTL/02/09, Block Plan.

6 Should an application for a new residential property be submitted in the future, it is unlikely that it would receive favourable consideration as its location in the countryside out side settlement limits is currently contrary to current policy.

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