DELEGATED REPORT

Recommendation Made: 20 March 2008

Reference:- 08/00105/FUL **Parish:-** Groby Parish Council

Applicant:- Mr And Mrs Smart
118 Ratby Road
Groby
Leicester
Leicestershire

Location:- 118 Ratby Road Groby Leicester Leicestershire LE6 0GH

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks approval for a ground floor side extension. The application property comprises a substantial semi- detached stone built period dwelling, occupying an obscurely shaped, large end plot. The property is accessed via a no through, private road leading from Ratby Road. Due to the positioning of the property away from the road, it has no direct impacts upon the street scene. The side elevation, as a result of its substance and design is considered the principal elevation; further this is the elevation most visible from the street. Solid timber entrance gates lead from the private road to the driveway, side garden, parking area, single garage and outhouses; all of which are screened when the gates are closed. The front boundary comprises thick hedging, with the remaining boundaries comprising a 1.8m high timber fence. To the East the property is overlooked by terraced housing, to the rear is a private parking area and to the West is a property of identical design and proportion to that of the application property. There is limited conformity of design, mass or scale of surrounding properties, thus creating no defined residential character in the area. Currently there is adequate parking at the property for up to 5 vehicles. The application involves the demolition of the existing garage and outhouse.

Consultations:-

No objections have been received from:-

Neighbours/ Parish Councillors

Director of Highways, Transportation and Waste Management (Highways)

Development Plan Policies:-

Hinckley & Bosworth Local Plan Policies

BE1 - Design and Siting

T5 - Highway Design and Vehicle Parking Standards

SPG - House Extensions

Appraisal:-

The main planning issues in relation to this proposal are the detrimental impacts caused to the character of the dwelling and on the amenities of the neighbouring properties.

As the proposal will not be visible from the street scene, resulting from the existing boundary treatment and the properties location off the main highway, it is not considered detrimental to visual amenity. Despite the design of the roof, with its double pitch and gable end not being in keeping with that of the existing property or kitchen projection, it is not considered materially harmful to the character of the

property and is considered the most suitable option for the specific circumstances. Further, due to the design and proportion of the proposed windows and their sill and header features, combined with the use of matching facing materials, roof slates and the exposed rafter ends; the proposal is considered in keeping with the character of the existing dwelling. Despite the proposal increasing the number of bedrooms in the property to 5, there are sufficient parking spaces provided to comply with the requirements of the SPG on House Extensions. Owed to the position massing and design of the proposal, and the location of windows there is considered to be no adverse affects on the amenity of adjacent properties. The windows are situated in both the front and rear elevations, directly overlooking parking space to the rear and the properties garden to the front, and the distance from the Eastern boundary causes no loss of light to adjacent gardens.

In conclusion, due to the position, design and materials used, the proposal it is not considered to have a detrimental impact in terms of amenity to surrounding residents, or upon the character of the existing dwelling.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 and the roof 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 Before first occupation of the extension, car parking ~~provision~~ shall be ~~made~~ within the curtilage of the dwelling ~~on the basis of 2 spaces for a dwelling with up to three bedrooms and 3 spaces for a dwelling with four or more bedrooms~~. The parking spaces so provided shall not be obstructed and shall thereafter permanently remain available for car parking, unless otherwise agreed in writing by the Local Planning Authority.

4 Before development commences, full details of the window style, reveal, cill, and header treatment shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

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 ensure that adequate off-street parking facilities are available to accord with policy T5 of the adopted Hinckley & Bosworth Local Plan.

4 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.

Contact Officer:- Eleanor Shaw Ext 5691