DELEGATED REPORT

Recommendation Made: 9 September 2011

Reference:- 11/00621/FUL **Parish:- Barwell Parish Council**

Applicant:- Mr Pickford
10 Hereford Close
Barwell
Leicester
Leicestershire

Location:- 10 Hereford Close Barwell Leicester Leicestershire LE9 8HP

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension (conservatory) to the rear of this semi detached dwelling.

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

There is no relevant planning history on this property.

Consultations:-

One letter of support has been received raising the following concerns: -
a) Clarification required due to the close proximity of the end of the conservatory to the neighbouring property along with details of how the fence will be maintained.

No objections have been received from: -
Head of Community Services (Land Drainage)
Barwell Parish Council
Ward Members

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Barwell 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:-

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.

The Principle of Development

The site is located within the settlement boundary of Barwell, 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.

Given the location, at the rear of the property, the extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Impact on Neighbours.

The proposed extension projects 3 metres from the existing rear elevation and will be located abutting the existing boundary. No. 12 Hereford Close is located to the west of the application dwelling and is attached. There are windows located on the rear elevation of this property. Although the proposal will be removing a section of the existing 2 metre high boundary fence the proposed single storey extension will define the boundary after construction. As the length of the proposed extension projects no more than 3 metres as in accordance with the SPG, no adverse impact on residential amenity will arise.

No. 8 Hereford Close is located to the south east of the application dwelling and is detached. There is a door located to the side elevation of this property, however a separation distance of at least 21 metres exists here between the side elevation of the neighbouring dwelling and the side elevation of the proposed extension. Along with the boundary treatment consisting of a boundary fence approximately 2 metres in height, no adverse impact on residential amenity will arise.

No. 1 Aryshire Close is located to the north of the application dwelling and is detached. By way of its position to the north of the existing rear detached garage, and the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

Other Matters.

In response to the concerns raised over the maintenance of the boundary fence this is not a material planning consideration and is not relevant in the determination of this application.

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 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 of the proposed extension 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

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application, unless alternative materials are first agreed in writing with the Local Planning Authority.

3 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; Site Block Plan to a scale of 1:500; Proposed Specification Elevations to a scale of 1:50; Existing and Proposed Rear Elevations to a scale of 1:100; Existing and Proposed Left Elevation to a scale of 1:100; Existing and

Proposed Right Elevation to a scale of 1:100; Existing and Proposed Roof Plan to a scale of 1:100; Existing and Proposed Site Plan to a scale of 1:100 all plans received 10 August 2011.

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).

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Joanne Orton Ext 5666