DELEGATED REPORT

Recommendation Made: 14 June 2011

Reference:- 11/00332/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Richard Moon
Barton Cottage
14 Sutton Lane
Market Bosworth
Nuneaton

Location:- Barton Cottage 14 Sutton Lane Market Bosworth Nuneaton Leicestershire

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey rear extension and single storey rear extensions to this semi-detached two-storey cottage.

The dwelling is constructed from a dark plain tile and is finished in a white render. The dwelling is located on the western side of Sutton Lane, to the south of the town centre on a slightly elevated plot. The site is located within the Market Bosworth Conservation Area and the property is identified within the Market Bosworth Conservation Area appraisal 2007 as being an important building.

Relevant Planning History:-

89/01542/4 Demolition of cottages with closing order and rebuilding Approved 05/07/1990

Consultations:-

No objections:-

Market Bosworth Parish Council
Council's Conservation Officer

A site notice was displayed and neighbours notified. No comments have been received from:-

Neighbours
Ward Members

Development Plan Policies:-

National Planning Guidance:-

PPS5- Planning for the Historic Environment

Adopted Core Strategy:-

Policy 11 - Key Rural Centres Stand Alone
Policy 24 - Sustainable Development

Adopted Local Plan:-

BE1- Design and Siting of the Development
BE7- Development in Conservation Areas

Supplementary Planning Guidance:-

House Extensions Design Guidance (SPG)
Market Bosworth Conservation Area Appraisal (2007)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extensions upon the character and appearance of the existing dwelling and conservation area and on the amenities of the occupiers of neighbouring properties.

Principle of Development

The site is located within the settlement boundary of Market Bosworth, 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 Conservation Area

The proposed two storey extension will project 2m off the rear of the dwelling and its width will be less than half the width of the existing dwelling. Its ridge height will be 0.65m below the ridge of the existing dwelling and its proposed materials of construction (brick to be finished in render, plain tile) will ensure that the extension will harmonise with the material finishes of the existing dwelling. It should be noted that this extension will only be partially visible from the highway, thereby resulting in a limited impact on the character and appearance of the conservation area and therefore preserving the character of the conservation area. In terms of its scale, design, siting and appearance the proposed two-storey rear extension is considered to be subservient to the character and appearance of the existing dwelling and the impact on the conservation area is considered to be negligible as it will largely be screened by the existing dwelling.

The single storey extension consists of a 1.5m strip of additional space to the side of the study and lobby which will be 5.6m in depth. This extension will effectively square off the area to the rear of the dwelling by forming a continuous building line from the rear of the existing dwelling to the existing single storey garden room. A small porch area is also proposed between the two storey extension and the single storey extension to provide a formal entrance to the rear of the property. The single storey extension, together with the porch will introduce a glazed element to the ground floor of the dwelling which will add visual interest to the rear aspect and the extensions will be of similar height to the garden room located to the rear. The scale of the extensions do not detract from the character of the cottage, they are subservient in scale and design and their siting to the rear of the dwelling will ensure that the dwelling retains its prominence within the street scene. As these extensions will be effectively screened by the existing dwelling, the impact upon the character of the conservation area is considered to be negligible, thereby meaning that this dwelling will remain as an important building and will preserve the character of the conservation area.

The proposed extensions comply with the Council's SPG on House Extensions.

Impact on neighbours

The whole of the two storey extension will be sited forward of the rear elevation of 18 Sutton Lane to the south, thereby meaning there will be no demonstrable loss of amenity to the rear habitable room windows of this property. There are no windows in the side elevation (blank gable end) of 18 Sutton Lane affected by the proposals. The windows proposed in the rear of this extension will overlook the applicant's drive and private garden.

The proposed single storey extensions will be screened by the existing two storey part of the dwelling and will face onto the driveway of the applicant's property and onto the blank gable end of 18 Sutton Lane. Therefore there is no perceived loss of residential amenity from these single storey extensions.

Conclusion

The proposals would respect the scale and character of the existing dwelling and preserve the character of the Market Bosworth Conservation Area 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 BE7 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, siting and design of the proposed extensions would not detrimentally impact on the amenities of neighbouring residents or upon the character and appearance of the Market Bosworth Conservation Area and would be in accordance with the development plan.

Hinckley &Bosworth Borough Council Adopted Core Strategy (2009):- Policy 11
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: 7074/01A received on 02 June 2011, 7074.03, 7074.SP and 7074.SPB received on 28 April 2011

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance within the Market Bosworth Conservation Area in accordance with policies BE1 and BE7 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.

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:- **Scott Jackson** **Ext 5929**