DELEGATED REPORT

Recommendation Made: 10 August 2011

Reference:- 11/00521/FUL **Parish:- Groby Parish Council**

Applicant:- Mrs A Tory
195 Markfield Road
Groby
Leicester
Leicestershire

Location:- 195 Markfield Road Groby Leicester Leicestershire LE6 0FT

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks to obtain full planning permission for the erection of a single storey facing brick extension followed by a conservatory to the rear of this semi-detached dwelling.

The application property is constructed from red brick and slate.

Amended plans have now been received showing the conservatory relocated to the opposite side of the proposed facing brick extension which reduces the amount of development along the common boundary with the adjoining semi-detached property. The amended plans have not been re-consulted as the amendment is considered to improve the overall scheme.

Planning History:

None

Consultations:-

Neighbours notified and site notice displayed on 12.07.2011

No objections have been received from:-

Groby Parish Council
The Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Field Head (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:-

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

The Principle of Development

The site is located within the settlement boundary of Groby, 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

The proposal comprises of two elements; a mono-pitched roof extension in facing brick with tiles and a lean-to conservatory that has a shallow roof pitch.

The bricked element of the proposal extends the full width across the rear elevation wall of the main dwelling, projecting 4 metres out in length. The second element (the conservatory) extends half the width across the rear elevation wall of the proposed bricked extension and projects 2.4 metres in length. The conservatory addition creates an extra dimensional form and massing to the proposal.

Whilst the combined extensions are not considered to be subservient, the proposal is at the rear of the property and both designs are generally considered to be in keeping with the character of the existing dwelling. For this reason, it is considered the proposed two part 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.

Neighbours Amenities

In combination the two elements project 6.4 metres from the rear elevation wall of the main house. No. 197 is to the north west of the applicant's site and adjoins the applicant's property to form a semi-detached pairing. The original plans showed the conservatory extension adjacent to the common boundary line with no. 197, in-set a minimal distance of 150 mm from the boundary. In order to reduce the amount of development along the boundary amended plans have now been received showing the conservatory located on the other side of the proposed single storey brick extension, appropriately off-set from the boundaries.

No. 197 has a single storey extension that projects 3 metres. At a combined length of 6.4 metres, the proposal will project a further 3.4 metres beyond. Given the conservatory element of the extension is now off-set from the boundary by 2.8 metres, this is considered to compensate for the extent in which the extension projects where no material impact upon amenity will arise from the proposal.

No. 193 is to the south east of the applicant's site and is a semi-detached dwelling house. After completing a site visit it became apparent this dwelling is shown to be incorrectly drawn on the OS maps provided in the application submitted. The rear elevation of no. 193 is set back from the applicants rear elevation by 4.5 metres with a brick wall approximately 3m in height along the boundary line. Given the proposal is also off-set from the boundary by approximately 1 metre, no adverse impact on residential amenity will arise.

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 Policy BE1 of the Local Plan and generally complies with 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 existing dwelling or 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 materials to be used in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise 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:-

Drawing - 01509 812826 / 07941 245183 PN 595 Issue No. 2 - Received on 09/08/2011
Site Location Plan - Received on 05/07/2011
Amended Block Plan - Received on 10/08/2011

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:- Kevin Roeton Ext 5919