DELEGATED REPORT

Recommendation Made: 26 August 2008

Reference:- 08/00605/FUL **Parish:-** Earl Shilton Town Council

Applicant:- Mr Steve Mayne
3 Hinckley Road
Earl Shilton
Leicestershire
LE9 7LG

Location:- 37 Elmesthorpe Lane Earl Shilton Leicester LE9 7PT

Proposal:- PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

The application relates to a detached bungalow located on the north side of the junction between Elmsthorpe Lane and Coronation Road. The property faces Elmsthorpe Lane. The proposal is located within a residential area and faces open countryside.

Planning permission is sought for an extension to the side of the property extending the current footprint by 7.7m towards Coronation Road. The ridge line would be maintained except at the end where it steps down to a side element that is stepped back from the front elevation. The garage and car parking to the rear of the site is to be retained.

Relevant planning history

07/01465/FUL Demolition of existing bungalow and erection of two detached dwellingsApproved 11.02.08

Consultations:-

Director of Transportation, Highways and Waste Management (Highways)- No comments
Director of Ecology- No comments
Director of Community- Environmental Health- no comments.

To date one representation has been received objecting on the basis that the proposed extension would extend to close to Coronation Road.

Development Plan Policies:-

Hinckley and Bosworth Local Plan.

BE1- Design and siting of development
Supplementary Planning Guidance- House Extensions

Appraisal:-

The main issues for consideration are the impact of the proposal on neighbouring residents, and the design on the street scene and character of the existing property.

The properties most likely to be effected are three located to the north west, north and south east of the site. The proposed extension is to the south east and therefore is not considered to effect the property to the north west. To the north the application site is located approximately 15m from the proposal and separated by a single storey garage structure. It is not considered that the extension would detrimentally affect the living conditions of this property. The property to the south east, is located on the opposite side of Coronation Road. This property is currently being extended closer to the highway and given the relationship between the two plots it is not considered that the proposal would

detrimentally effect the living amenities of this property. Therefore it is considered that the proposed extension would not detrimentally effect the amenities of any surrounding properties.

The proposed design of the extension continues the ridgeline through from the original dwelling. The proposed extension is therefore not design so as to be subservient to the main property as indicated within Supplementary Planning Guidance on house extensions. However, this is only guidance and each application is assessed on its own merits. The existing dwelling is single storey in height and it is considered in this instance that to reduce the height of the proposed extension, or to set the extension back would compromise the character and appearance of the property. The proposed design is therefore considered acceptable.

One objection has been received objecting to the proposal on the grounds that the proposal extends to close to the rear boundary on Coronation Road. Consent was granted in February 2008 for two, two storey dwellings to be located as close to the boundary as this proposal. The two storeys would have had a greater impact than the single storey proposal and therefore it is considered that the extension to the bungalow is acceptable.

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 would be in accordance with the development plan and by virtue of the design, orientation and appearance of the proposed extension is not considered to detrimentally effect the amenities of the neighbouring properties or the character and appearance of the streetscene.
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 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension 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 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.

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:-
2008.035-001, -002, -003, -004, -010 and -011.

Contact Officer:- Sarah Humphries Ext 5680