**DELEGATED REPORT**

**Recommendation Made: 3 July 2009**

**Reference:- 09/00367/FUL** **Parish:- Market Bosworth Parish Council**

**Applicant:- Mr S Bancroft**
**81 Pipistrelle Drive**
**Market Bosworth**
**Warwickshire**
**CV13 0NW**

**Location:- 81 Pipistrelle Drive Market Bosworth Nuneaton Leicestershire CV13 0NW**

**Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.**

**Introduction:-**

This is a full application for the erection of a single storey side extension to form a sun room and the formation of a door to a wall at the side of 81 Pipistrelle Drive, Market Bosworth.

The application property is a modern, three storey dwelling located on a corner plot on the edge of this modern residential estate outside the development limits of Market Bosworth. The front western elevation of the property fronts Ashby Canal and Ashby Canal Conservation Area, an area of farmland stands on the opposite side of the canal. An area of woodland stands to the north of the site with 79 and 35 Pipistrelle Drive standing to the south and 34 Pipistrelle Drive to the east.

The proposed side extension will abut the property's front elevation spanning 6.3 metres along the side of the property with a 4 metre projection. The extension will be 4.9 metres in height with a hipped roof. The new doorway will be formed on the existing front boundary wall approximately 2 metres north of the proposed extension.

History

None

**Consultations:-**

Market Bosworth Parish Council have no objection to this application

The Borough Council Conservation Officer has no objection to this application

No objection from neighbours

The Borough Council Environmental Health Officer (Land Drainage and pollution) has no objection to this application

**Development Plan Policies:-**

Local Plan Policy
- BE1 (Design and siting of development)
- BE7 (Development in Conservation Areas)
- NE5 (Development in the Countryside)

House Extensions SPG

**Appraisal:-**

The central concerns to address in this application are the principle of the development, its design and impact on the general character of the area and character of the adjacent conservation area and impact on neighbouring properties.

The site is located in a residential estate which lies outside the limits of development for Market Bosworth however the proposed development will function as a room ancillary to the enjoyment of a dwelling house. An extension such as the one proposed would be an expected form of development in a residential estate and the principle of the scheme is acceptable.

The proposed sunroom will be located on the northern side elevation of the property and will not be visible from adjacent properties 79 and 35 Pipistrelle Drive. The extension will stand in a parallel position to the applicants and 34 Pipistrelle Drive's garage which stand side by side on the shared boundary. The rear wall of the extension will not extend past the rear walls of these garages creating no visible elevations from adjacent property 34 Pipistrelle. The only visible element of the extension is likely to be a portion of the roof as it reaches a height of 4.9 metres which exceeds the approximate roof height of the adjacent garages. The garages screen the majority of this build from the adjacent property and as such it is highly unlikely to impact on the amenities of this property.

An existing 2 metre high boundary wall spans along the front boundary of the property and fronts Ashby Canal Conservation Area. Whilst the development will not encroach into the Conservation Area it may have an impact on its setting and character. The development proposes to replace a 4 metre section of this front wall with the 2.6 metre high side elevation of the extension with the addition of the hipped roof. The extension will not extend past the properties front elevation and will not encroach any closer to the canal or conservation area than the existing property. The western elevation facing the canal will be relatively simple in design with only one multi-paned window to match the existing house. The extension includes a hipped roof which does not match the existing house but would mirror, to an extent, a similar side extension at 79 Pipistrelle Drive. The extension will not exceed half the width of the house and whilst standing relatively high at 4.9 metres would not exceed the eaves height of this three-storey building. The formation of a door on this front boundary wall would provide access from the front of the house to the rear garden and would not harm the character of the general area or adjacent Conservation Area. Overall this minor development is unlikely to harm the character of the area especially when considering the extension will be set back from the Canal and a similar development stands within a few metres of the site on the same stretch of canal.

Overall the proposed development due to its siting would not harm the amenity of neighbouring properties and with a condition requiring materials to match would be of an acceptable design which would not harm the character of the adjacent Conservation Area.

**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 would not harm the character or appearance of the general area or adjacent Conservation Area or the amenity of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policies BE1, BE7 and NE5 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 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.

**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, NE5 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 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:-
Drawing numbers- B052009.1 and B052009.1 and B052009

**Contact Officer:- David Kiernan Ext 5898**