DELEGATED REPORT

Recommendation Made: 3 February 2009

Reference:- 08/01021/FUL **Parish:- Newbold Verdon Parish Council**

Applicant:- Mr CHRIS SMITH
73
Desford Road
Newbold Verdon
Leicester

Location:- 73 Desford Road Newbold Verdon Leicester LE9 9LG

Proposal:- ERECTION OF RADIO ANTENNAE AND MAST (RETROSPECTIVE APPLICATION)

Introduction:-

Full planning permission is sought for the retention of a radio antenna and mast located adjacent to the rear elevation of 73 Desford Road, Newbold Verdon.

73 Desford Road, Newbold Verdon is a detached bungalow located to the south of Desford Road, within the settlement boundary. The property is set back from the road behind a driveway with agricultural fields to the front and rear of the property.

The mast and antenna project 1.8m above the ridge of the gable element of the building and is situated against the rear gable wall of the property. The mast has 5 conventional TV aerials attached to it.

Relevant Planning History

02/00917/FUL	Erection of garage and canopy	Approved	01.10.02
88/01128/4	Extension to existing dwelling	Approved	03.10.88

Consultations:-

To date no objections have been received.

No representations have been received from Newbold Verdon Parish Council.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.

Appraisal:-

The main issues for consideration are the effect of the proposal on visual appearance of the dwelling and whether the mast is visually intrusive within the street scene.

Desford Road contains a variety of dwellings of different heights. To the rear of the application site is a group of trees which break up the skyline. Other properties in the vicinity have TV aerials projecting above the ridge line.

The proposed mast and antenna are located to the rear of the property which reduces the impact on the street scene and due to the height of the mast and projection of the front facing gable, it is located behind, the mast is only visible from a limited vantage point on the public highway. In some places the mast and antenna are seen against the backdrop of the trees which considerably reduces the visual impact of the antennas.

It is considered that due to the height of the masts, other roof clutter in the area, and limited views of the antennas from the public highway the antennae and masts are not considered to visually intrude upon the street scene or detrimentally affect the visual appearance of the dwelling.

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 the proposed development by virtue of its limited projection above the ridge and setting to the rear of the property along with other roof clutter in the area the mast and antennae would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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 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.

3. List of plans used in the determination of this application:-
LPA-001, LPA-002, LPA-003

Contact Officer:- Sarah Humphries Ext 5680