DELEGATED REPORT

Recommendation Made: 8 November 2011

Reference:- 11/00784/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Mr And Miss Mason
35 Elmesthorpe Lane
Earl Shilton
Leicester
Leicestershire

Location:- 35 Elmesthorpe Lane Earl Shilton Leicester Leicestershire LE9 7PT

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a porch to the front, replacement of garage door with a window to the front and a single storey extension to the rear of this semi detached dwelling.

The dwelling is constructed from red brick with brown roof tiles.

Relevant Planning History:

75/01843/4 - Erection of a Porch - Planning Permission - 08.03.1976

Consultations:-

No objections have been received from: -
Director of Environment and Transport (Highways)
Head of Community Services (Land Drainage)

At the time of writing the report no comments have been received from: -
Earl Shilton Town Council
Neighbours
Site Notice

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Earl Shilton 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 extension on the character of the existing dwelling and on the amenities of the occupiers of neighbouring properties.

The Principle of Development.

The site is located within the settlement boundary of Earl Shilton, 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 proposed front porch will be visible within the street scene when travelling along Elmesthorpe Lane and when entering from Coronation Road. It is of simple design with a hipped roof and is small in scale. It is considered to be acceptable in design terms in terms of impact on the street scene and the character of the existing dwelling. The proposal also includes alterations to the front elevation, replacing an existing garage door with a window as the internal space is to be converted to living accommodation. The new window reflects existing fenestration and therefore is considered acceptable.

The proposed single storey rear extension extends an existing rear projection to take the extension the full width of the property. The extended element will replace an existing conservatory. The proposal includes providing a mono pitched roof across the full width replacing what is currently a flat roof construction. The extension will not be seen from the streetscene and has been designed sympathetically and therefore is acceptable in design terms.

Impact on Neighbours - Porch

The proposed porch projects a further 1.012 metres forward of the front elevation. There is a window located to the front elevation of No. 37 Elmesthorpe Lane however the porch is approximately 3 metres from the side elevation of the application property and as it does not project significantly and is small scale it will not have an adverse impact upon residential amenity.

There is a front window and entrance porch to No. 33 Elmesthorpe Lane. The proposed porch sits approximately 3 metres from the adjoining boundary and as the porch will not project significantly it will not have an adverse impact upon residential amenity.

Impact on Neighbours - Rear Extension

The proposed rear extension projects 2.5 metres off the rear elevation and sits alongside the boundary with No 37 Elmesthorpe and it replaces an existing conservatory. The roof height will increase by 0.9 metres. There are windows located to the rear elevation of No. 33 Elmesthorpe Lane. By way of the proposed extensions position to the south of the existing extension, there is no opportunity for any overlooking or on the privacy or amenity of that dwelling.

There are windows to the rear and side elevation of No. 37 Elmesthorpe Lane, however the proposed extension is inset off the boundary by 0.2 metres and only extends 2.5 metres. Along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, it is considered there will be no adverse impact on residential amenity..

No. 3 Sandringham Avenue is located to the north east of the application dwelling and is detached. There are no windows visible on the rear elevation of this property as they are separated from the extension by a separation distance of at least 43 metres along with the height of the existing boundary treatment consisting of mature vegetation in excess of 3 metres in height, it is not considered that there will be an adverse effect on the privacy or amenity of that dwelling.

Parking Provision.

At present the occupiers of No. 35 benefit from a single garage and existing off street parking. The scheme removes the single garage leaving the existing off street parking spaces to the front of the property. The dimensions of the off street parking spaces, meet the minimum dimensions provided by Leicestershire County Council Highways it is therefore considered in this instance that the proposal would not result in any issues in terms of highway safety.

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

policies BE1 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 and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of 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 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.

3 The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 received 07 October 2011; Site Block Plan to a scale of 1:500 received 07 October 2011; Existing Elevations and Floor Plans to a scale of 1: 50 and 1:100 drawing number 1471/2 received 07 October 2011; Proposed Elevations and Floor Plans to a scale of 1:50 or 1:100 drawing number 1471/1 received 07 October 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).

Contact Officer:- Joanne Orton Ext 5666