DELEGATED REPORT

Recommendation Made: 4 May 2011

Reference:- 11/00155/FUL **Parish:- Markfield Parish Council**

Applicant:- Mrs Amy Knight
112 Oakfield Avenue
Markfield
Leicestershire
LE67 9WQ

Location:- 112 Oakfield Avenue Markfield Leicestershire LE67 9WQ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for extensions and alterations to a two storey detached dwelling located on a large corner plot at Oakfield Avenue and Bracken Way Markfield.

The dwelling is a typical 1960's style house with front facing gabled roof, the materials are a pale brick with stone detail on the front elevation and the roof is of concrete tile. The property is located on a corner plot with front, side and rear gardens.

Amended plans have been received during consideration of the application which sets back the proposal from the front elevation of the dwelling by 600 mm providing a reduced ridge height to the main ridge.

History:

None

Consultations:-

No objections received from:

The Director of Environment and Transport (Highways)

At the time of writing, no response has been received from:

Parish Council
Neighbours

Development Plan Policies:-

Adopted Core Strategy

No specific policies

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Markfield 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, design, the impact of the proposed extension 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 Markfield, 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.

Design, Impact on Existing Dwelling and Street Scene.

The proposals consists of a two storey side extension located on the north eastern elevation, this proposal has a gable to the side elevation which corresponds with the design of the existing dwelling. This proposal will provide an additional lounge and extended dining room at ground floor and an additional bedroom with en suite bathroom at first floor level. The proposals also include a single storey rear extension of 2.2 metres projection which extends along the across the existing rear elevation and the proposed two storey extension with a monpitched roof. This proposal will provide a covered link to the existing garage and sun lounge. In terms of design, the proposals are considered to be of an acceptable design.

The width of the existing dwelling is 6.24 metres, the width of the proposed two storey extension is 3.53 metres. The proposed two storey extension does not comply with current guidance in that the proposal is more than half the width of the existing dwelling, however, given the size of the plot and amended plans that have been received which provide a 600 mm set back from the front elevation, the proposal is considered to provide an acceptable form in terms of scale. The proposal is similar to others approved in the local area.

The set back from the front elevation and corresponding reduction in the ridge height is an acceptable form on a corner plot when viewed from the street making the proposal less prominent within the street scene than the original scheme.

Impact on Neighbours

The nearest neighbour affected by the proposal is No 25 Bracken Way, it's rear elevation will face the rear of the proposal. The proposal is a sufficient distance from this dwelling to ensure that there is no overshadowing issue and the proposed window at first floor level serves a bathroom, there is no additional overlooking of windows caused by the proposal. In terms of neighbours amenity, the proposal is considered to be acceptable.

Conclusion

The proposal is considered to respect the character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties or have an adverse impact upon the street scene. The application is considered to be in accordance with policies BE1 of the Local Plan and although it is not in complete accordance with the Council's SPG on House Extensions, due to the size of the plot and amended plans received, the proposal is acceptable and 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Amended plan 001-S1 received on 6 May 2011.

3 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 For the avoidance of doubt and in the interests of proper planning.

3 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 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:- Louise Forman Ext 5682