DELEGATED REPORT

Recommendation Made: 17 June 2011

Reference:- 11/00400/FUL **Parish:- Markfield Parish Council**

Applicant:- Mr & Mrs Mark Smith
202 Leicester Road
Field Head
Markfield
Leicestershire

Location:- 202 Leicester Road Field Head Markfield Leicestershire LE67 9RF

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the rear of this detached bungalow.

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

Relevant Planning History: -

02/00095/FUL - Rear Extension - Planning Permission - 14.03.2002

Consultations:-

The Head of Community Services (Land Drainage) has replied saying that the suitability of the ground start for soakaways drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. Design and construction of all types of soakaways will be subject to the approval of the Building Control Surveyor.

No objection has been received from: -
Director of Environment and Transport (Highways)

At the time of writing the report not comments have been received from: -
Markfield Parish Council
Ward Members
Neighbours

Development Plan 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, the impact of the proposed extension on the character and appearance 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 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.

Impact on Existing Dwelling and Street Scene.

The proposed extension has a conventional gabled roof design which lines through with the ridge line of the existing dwelling. The proposed extension will be finished in a smooth cream coloured render as opposed to the current red brick external finish. Given its position at the rear of the property and its scale that reflects the character of the existing, and the materials proposed the extension will not have any adverse impact on the street scene or the character of the existing dwelling and it therefore acceptable in design terms.

Impact on Neighbours.

The proposed extension replaces and existing conservatory which projects 3 metres from the rear elevation. The proposed extension projects 4.9 metres from the furthest point of the existing rear elevation. No. 204 Leicester Road is located to the south of the application site and is a detached two storey dwelling. Accordingly there is a relationship here of a significant extension to a bungalow within proximity of a detached and modified two storey dwelling house. There are windows located on the rear elevation of no.204 however the proposed extension is inset off the boundary by 2.5 metres along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

The Coach and Horses public house is located to the north of the application site and is detached. There are no windows which will be affected by the proposed extension. Along with the boundary treatment consisting of a 2.5 metre high mature hedgerow there is a separation distance of at least 30 metres between the rear elevation of the neighbouring public house and the rear elevation of the proposed extension, no adverse impact on residential amenity will arise.

No. 18 Chambers Close is located to the south of the application site and is detached. There are windows located to the rear elevation of this property however a separation distance of at least 40 metres exists here between the rear elevation of the neighbouring dwelling and the rear elevation of the proposed extension along with the height of the existing boundary treatment consisting of a 2.5 metre high mature hedgerow, no adverse impact on residential amenity will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 1.9 metres by projecting 4.9 metres from the rear elevation of the dwelling, given the design of the extension, its position inset off from the boundary and the height of the existing boundary treatment it is not expected that this will have an impact on the amenities of the occupiers of the neighbouring properties.

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 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 drawing number 3; Site Block Plan to a scale of 1:500 drawing number 4; Parking Plan to a scale of 1:500 drawing number 5; Tree Plan to a scale of 1:200 drawing number 6; Existing and Proposed Plans and Elevations to a scale of 1:50 or 1:100 drawing number 1; Existing and Proposed Roof Plan to a scale of 1:50 drawing number 2

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