DELEGATED REPORT

Recommendation Made: 31 March 2010

Reference:- 10/00110/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Keith Smith
35 Stanley Road
Market Bosworth
Nuneaton
Warwickshire

Location:- 35 Stanley Road Market Bosworth Nuneaton Leicestershire CV13 0NB

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is an application for a single storey rear extension to a detached dwelling located within a residential area of Market Bosworth. The property is a modern detached dwelling in a row of similar style dwellings. There is an attached garage to the side of the property with first floor extension above. The dwelling is located about 1 metre lower than the adjacent carriageway. To the rear of the site there is open countryside.

History;

85/00099/4 Garage with store over. Approved 23.04.85

Consultations:-

No objections received from;

The Head of Community Services (Land Drainage)
Market Bosworth Parish Council
The (Ecology) has considered the survey submitted with the application and recommends a watching brief

Development Plan Policies:-

Local Plan Policy

BE1 (Design and siting of development)
T5- (Highway design and vehicle parking standards)

House Extensions Design Guidance

Core Strategy - Policy 11 describes Market Bosworth as a Key Rural Centre Stand Alone.

Appraisal:-

The main considerations with regard to this application are the design and the effect on neighbours amenity.

Design

The proposal is a small ground floor extension to the rear of an existing two storey side extension, it will not be seen within the street and will make a projection which will line up with the rear of the original dwelling. The existing rear elevation has a garage door and high level window at ground floor and the dormer currently extends down to the eaves line. The proposal will improve the general appearance of the rear elevation and is in accordance with the aims of policy BE1.

Neighbours amenity

The nearest neighbouring property to the proposal has been extended close to this boundary and has staggered walls to the side due to the shape of the boundary. The two storey extension at the neighbours property lines up with the rear elevation of the dwelling on the application site. The proposal will not cause any significant effect on the neighbours amenity and in terms of policy is acceptable.

Conclusion

The proposal is acceptable in terms of design and the effect on neighbours amenity and is therefore recommended for approval.

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 be to the detriment of visual or residential amenity or highway safety.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing KNS/1a received on 9 March 2010, Drawing rev1.1Existing and proposed elevations received on 15 March 2010

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 A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. In the event of any protected species being discovered, works should cease whilst expert advice is sought.

Contact Officer:- Louise Forman Ext 5682 Date Printed: 23 April 2010