DELEGATED REPORT

Reference:- 11/00826/REM **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Roger Woodward
119 Station Road
Market Bosworth
Nuneaton
Leicestershire

Location:- 119 Station Road Market Bosworth Nuneaton Leicestershire CV13 0NR

Proposal:- APPROVAL OF RESERVED MATTERS FOR THE ERECTION OF ONE DWELLING (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE)

Introduction:-

This is a reserved matters application for planning permission 11/00045/OUT . This granted outline approval for the erection of a single storey dwelling. Layout and access were approved at this stage.

This application seeks approval for scale, landscaping and appearance.

The site lies to the south of the existing two storey dwelling, forming part of its rear garden.

The proposed dwelling would be single storey, with a bedroom and en suite in the roof, and a detached single storey garage.

Relevant Planning History: -

11/00045/OUT	Erection of 1 No. Dwelling (outline)	Approved	21.03.11

Consultations:-

No objections have been received from: -
Head of Community Services (Land Drainage)
Market Bosworth Borough Council

No comments have been received from: -
Borough Councils Aboricultural Consultant
Neighbours

Development Plan Policies:-

Local Development Framework: Core Strategy (2009)

Policy 11: Key Rural Centres Standing Alone

Policy 19: Green Space and Play Provision

Hinckley & Bosworth Local Plan (2001)

Policy RES5: Residential Proposals on Unallocated Sites

Policy BE1: Design and Siting of Development

Policy T5: Highway Design and Vehicle Parking Standards

Policy REC3: New Residential Development - Outdoor Play Space for Children

Supplementary Planning Guidance/Documents

Supplementary Planning Guidance (SPG): New Residential Development

Supplementary Planning Document (SPD): Play and Open Space

Appraisal:-

The principle of development and the acceptability of the access and layout have been determined by the outline application. Accordingly, the main considerations in respect of this application are the scale, landscaping and appearance of the proposal and their impacts in terms of visual and residential amenity.

Scale and Appearance

The application site comprises a long relatively narrow strip of land, which currently forms part of the rear garden of 119 Station Road. The site width is approximately 10 metres and its length, minus the access driveway is approximately 47 metres. Adjacent to the western boundary of the plot is a two storey dwelling at depth.

The dwelling proposed comprises a 1.5 storey property with a staggered ridge height ranging from 5 metres to 6.5 metres (to the rear). The dwelling has a modest footprint of approximately 157 metres squared, and although it spans the majority of the width of the plot, given the length of the plot, the required amount of amenity and parking space can be provided. Accordingly the development is not considered to constitute over development of the plot. A pitched roofed garage is also proposed. This will be sited along the newly created rear garden boundary to 119 Main Street. This will have a height of approximately 4.5 metres, and thus will be in keeping with the scale of the proposed dwelling and the surrounding properties.

By virtue of its height and footprint, and the size of the plot, the scale of development proposed is considered acceptable, and in keeping with surrounding properties.

The dwelling comprises a pitched roofed gable fronted property. There are two elements of the building, joined by a pitched roofed linking feature. The first element is gable fronted, with a smaller gable projecting forward of this. There are two ground floor windows with arched brick header and cill detail within this elevation. The ridge of the second element, which is higher than that of the first, the chimney and part of the linking feature will also be visible from the front. Although the view of the proposal to the front is relatively plain, the canopy roof design emphasises the position of the front door and therefore the elevation in legible in design terms. The side elevations contain a range of openings; with the eastern elevation of the linking feature being predominantly glazed. Although these elevations are relatively plain, as they will not be visible from any public vantage point, there will be no adverse impacts in terms of visual amenity or on the character of the surrounding area. Accordingly their appearance is considered acceptable. The rear elevation has over sailing eaves, which allows for a covered balcony area at first floor. There are a pair of patio windows at both ground and first floor, which are subdivided by an external chimney stack. The windows will have views over the rear garden area. Although not traditional in its appearance, the rear elevation and its fenestration is balanced and well detailed and is therefore considered acceptable.

Based on the above, the scale and appearance of the proposal is considered acceptable and compliant with the intentions of saved policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Landscaping

A detailed landscaping proposal has been submitted with the application.

Currently an existing mature native hedge bounds the site.

Adjacent to the access driveway on either side, the exiting boundary is to be strengthened with additional specimen shrubs, low ground cover shrubs and herbaceous perennials. On the eastern side of the driveway 6 specimen conifers are to be planted, and throughout the site there will be 7 replacement trees planted.

The area is characterised by mature vegetation and consequently has a 'green' appearance. However, although some trees and vegetation will be lost as a result of the proposal, on balance, the additional landscaping proposed is considered to off set this loss, and the green character of the area is not considered compromised to a detrimental level. Accordingly, the proposed landscaping is considered acceptable.

Impacts on Residential Amenity

The neighbouring dwelling most immediately affected by the proposal would be No. 125 Station Road located immediately east of the application site. Given the single storey nature of the proposed dwelling it is not considered to give rise to any significant overshadowing or overbearing impacts upon No. 125. In respect of overlooking and impacts on the privacy of this property, there is one first floor roof light window facing towards its gable end, however as this will serve an en suite and will be positioned approximately 2 metres from the internal floor level and therefore no overlooking will occur.

Windows are proposed at ground floor level on the front elevation of the proposal, these will face towards the rear elevation of the host property (number 119 Station Road). Although these will serve a study and bedroom, which is a habitable room, as there is a distance of approximately 20 metres between the two facing elevations, the windows are at ground floor, and a new 1.8 metre high wall is proposed along the side and rear garden boundary of 119 Station Road, impacts on the privacy of this property are not considered compromised to a material level. Accordingly, the proposal is not considered to have an adverse impact on the residential amenity of surrounding properties by way of privacy.

Other Issues

Play and Open Space

This matter was considered within the outline application.

Conclusion

Overall the dwelling proposed respects its plot and surrounding properties. By virtue of its siting and design there will be no adverse impacts on either visual or residential amenity or on the character of the street scene, and the landscaping proposed will continue, and contribute to the 'green feel' of the area. Therefore the proposal is considered to be in accordance with policies BE1, RES5 and T5 of the adopted Hinckley and Bosworth Local Plan 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 would be in accordance with the development plan. By virtue of the scale, siting and design of the proposal there will be no material impacts in terms of either visual or residential amenity or on the character of the streetscene. Therefore the proposal is considered acceptable.
Hinckley and Bosworth Local Plan (2001):- BE1, RES5, T5, REC3
Core Strategy (2009):- Policy 11, Policy 19

1 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwelling shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Nos: KL.144.004 REV. 0, 557-RW.03A REV. a received by the Local Planning Authority on the 1.11.11

3 Prior to occupation, the landscaping illustrated on drg no. KL.144.004 shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

4 Notwithstanding the details submitted, prior to commencement, details of the boundary treatment along the western and southern boundary of 119 Station Road shall be submitted to and agreed in writing by the Local Planning Authority. Prior to occupation, the approved details shall be implemented and retained thereafter.

Reasons :-

1 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

2 For the avoidance of doubt and in the interests of proper planning

3 In the interests of visual amenity and to safeguard the character of the area, in accordance with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4 In the interests of visual and residential amenity in accordance with Policy BE1 of the adopted Hinckley and 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:- Eleanor Shaw Ext 5680