

Reference: 15/00867/HOU

Applicant: Mr Daniel Cliff

Location: 223 Markfield Road Groby Leicester

Proposal: Erection of garage/shed and 4 bay dog kennel (retrospective)

RECOMMENDATION:- Grant subject to conditions.

Introduction:-

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as Cllr Cartwright has requested that a decision be made by Planning Committee so that members can consider the impact of the development on neighbouring properties.

Application Proposal

This application is a retrospective application for the erection of a garage and a four bay dog kennel to the rear of the garden.

The garage is located within the rear garden of 223 Markfield Road, along the south eastern boundary and measures 10.4 metres in length and has an eaves height of 2.5 metres and a ridge height of 3.2 metres. Due to the garage siting on a slight angle the distance from the neighbouring boundary (No 221 Markfield Road) differs between 0.9 metres and 2.6 metres. The garage has been constructed out of concrete blocks with PVC coated steel sheets as the roof.

The dog kennel is located within the southern corner of the rear garden and is a four bay kennel block which measures 8 metres in length and has an eaves height of 2.2 metres and a ridge height of 2.6 metres. At its furthest distance the kennel is 1.1 metres away from the neighbouring boundary. The dog kennel has been constructed with a timber frame.

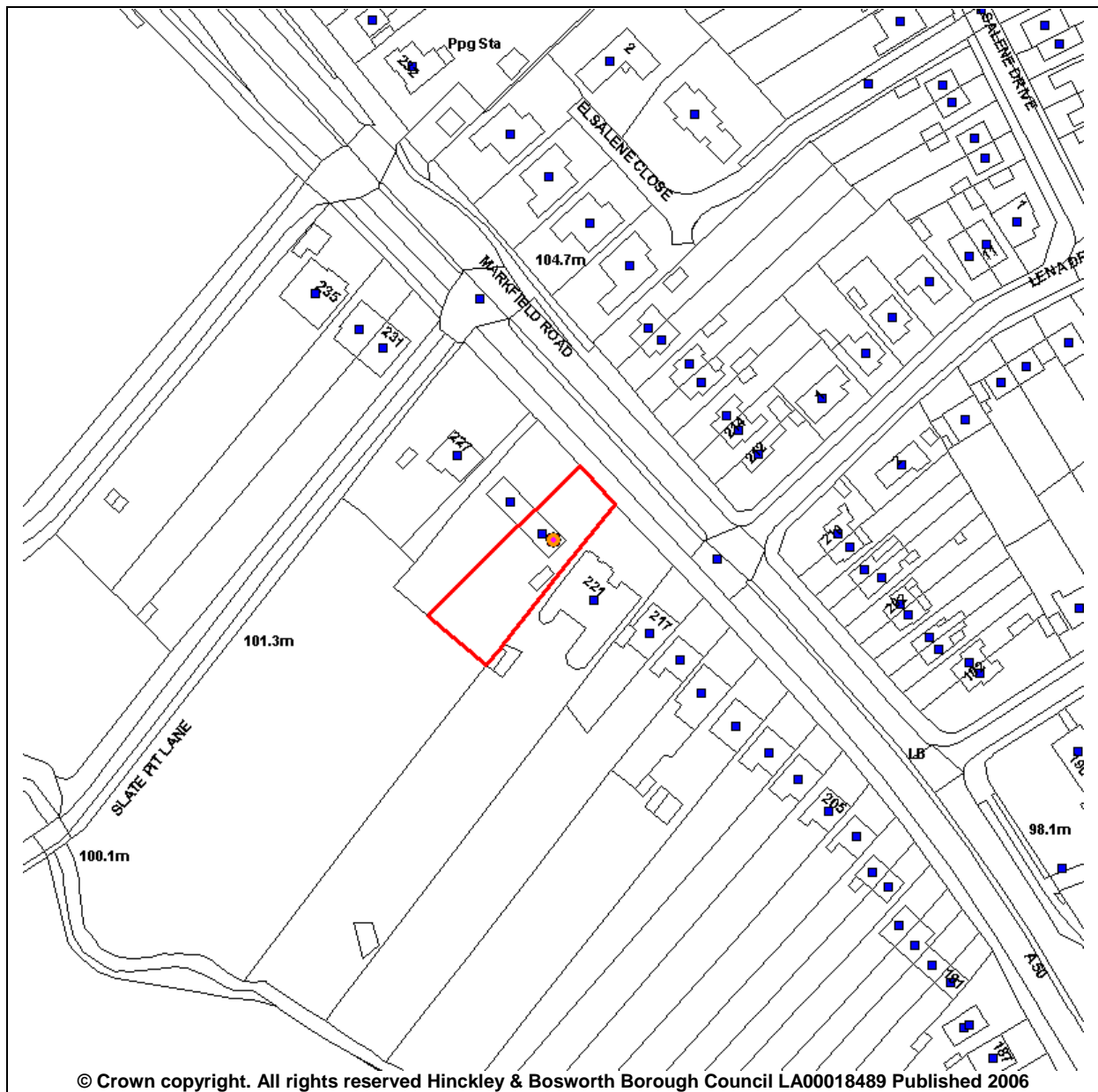
The Site and Surrounding Area

The application site is located within the settlement boundary of Bradgate Hill.

The application property is a semi detached property with a large rear garden. The neighbouring properties are No. 221 (South East) and No. 225 (North West). This stretch of Markfield Road contains a strong building line of properties set back from the road with sizable front gardens. Additionally, all properties are characterised by large elongated rear gardens.

Relevant Planning History

None Relevant



Consultations:-

Neighbours have been notified and no comments have been received

Groby Parish Council have provided no comments.

Policy:-

The National Planning Policy Framework (NPPF) (2012)

Hinckley and Bosworth Local Plan (2001)

Policy BE1: Design and siting of development.

Site Allocations and Development Management Policies (SADMP) (submission document Dec 2014)

Policy DM1: Presumption in Favour of Sustainable Development
Policy DM10: Development and Design.

Supplementary Planning Guidance - House Extensions

Appraisal:-

Main Considerations:-

- The Principle of development
- Impact upon character of area
- Impact upon residential amenity.

The Principle of Development

The proposal is located within the settlement boundary for Bradgate Hill and therefore there is a presumption in favour of sustainable development. The proposal seeks retrospective consent for the erection of a garage and a dog kennels, the proposals are considered acceptable in principle, subject to other material planning considerations.

Impact upon character of area

Policy BE1 of the Local Plan and Policy DM10 of the emerging SADMP require developments to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

The garage and the dog kennels are located within the rear of the garden of 223 Main Street. Due to the single storey nature of the buildings and the positioning in the rear garden, public views of the buildings are limited. It is therefore considered that these buildings do not harm the character of the area or have a detrimental impact to the street scene.

Whilst the views of the garage are limited it will still be visible from some public view points. Currently the garage is constructed from concrete blocks, these materials are not in keeping and are detrimental to the character of the area and therefore a condition is recommended requiring details of cladding to the garage to be agreed in writing

It is therefore considered that the design, form and scale of the proposal would complement the existing character of the dwelling in accordance with Policy BE1 (criterion a) of the Local Plan.

Impact upon residential amenity

Policy BE1 (criterion i) of the Local Plan states that proposals must not have a detrimental impact upon the amenities of neighbouring properties. The adjacent properties are No. 221 and 227 Markfield Road.

The four bay dog kennel is positioned within the southern corner of the garden 1.1 metres from the boundary with 221 Markfield Road. The kennel has been positioned within a location furthest away from any residential properties. Due to the single storey nature this building does not have any overbearing impact or loss of light to the rear garden of No. 221. Due to the structure housing animals there will be some noise associated with this but due to the small scale nature of the kennel with only four bays the noise would not be considered significant or detrimental to neighbouring residential amenity.

The garage is located along the south eastern boundary, approximately 5 metres south of the existing dwelling. The garage is positioned on an angle and moves away from the neighbouring boundary. The front of the garage is 0.9 metres from the neighbouring boundary and to the rear is 1.1 metres from the neighbouring boundary. Due to the single storey design of the garage and the low pitch of the roof it is considered that the proposal does not have an overbearing impact or loss of light to No. 221 Markfield Road.

It is therefore considered that this application will not have a detrimental impact upon neighbouring amenity, including noise, loss of light, overbearing impact. The application is therefore in accordance with Policy BE1 (criterion i) of the Local Plan and emerging Policy DM10 of the SADMP.

Conclusion

The buildings subject to this application have already been erected. It is considered that the buildings do not have a detrimental impact to the character of the area or residential amenity. The application is therefore considered in accordance with local planning policies and is recommended for approval.

RECOMMENDATION:- Grant subject to conditions.

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with submitted application details, as follows: Block Plan (Scale 1:500), Site Location Plan (Scale 1:1250), Kennel, Shed & Garage Floor Plans, Kennel Shed & Garage Elevations, Shed & Garage Elevations, received by the Local Planning Authority on the 5 August 2015.
- 2 Within two months of the date of this decision a scheme for the external cladding of the garage hereby approved and include a timetable of for its implementation shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reasons:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 In the interests of visual amenity, to accord with Saved Policy BE1(criterion a) of the adopted Hinckley and Bosworth Local Plan 2001 and emerging Policy DM10 of the SADMP (submission document December 2014).

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:- Craig Allison Ext 5700