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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2017/1171/FUL	ITEM 2	
Proposal:	Single Storey Rear Extension.		
Address:	17, The Beeches, Uppingham, LE15 9PG		
Applicant:	Mr Andrew Pedley	Parish	Uppingham
Agent:	Mr T Ansell, Rutland Planning	Ward	Uppingham
Reason for presenting to Committee:	A joint owner is an Officer of RCC		
Date of Committee:	16 January 2018		

EXECUTIVE SUMMARY

The proposal requires planning permission due to a condition on the original permission for the estate. The proposed single storey rear extension would not have an impact on neighbouring residential amenities and is acceptable.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of the permission.

Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans number AP/PL/01/2017

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

Site & Surroundings

1. The application property is a 2 storey detached dwelling situated at an angle to The Beeches. The front elevation also fronts a private driveway serving 2 detached properties to the north west, with the southern side elevation set back from the roadside. A detached double garage, vehicular access and driveway are located forward of the southern elevation. The driveway is separated from the rear garden by a 1.8 metre high close boarded fence. A low hedge and brick wall separate the property boundary from the footway and roadside.

Proposal

2. It is proposed to erect a single storey rear extension, with a ground floor area measuring approximately 3.15 x 4.1 metres, with a lean-to roof. The extension would be built of coursed brickwork to match the appearance of the existing dwelling. Planning permission would not normally be required for an extension of this size, in this location other than for a restrictive permitted development condition on the original permission for the property.

Relevant Planning History

Application	Description	Decision
86/0047/9	Use of land for residential development, construction of new vehicular and pedestrian access from Ayston Road, O.S. Nos 7630,5904 land to south of Twitchbed Lane, Uppingham,	Allowed at appeal 21 Sep 1987.
88/0047/9	Erection of 72 detached dwellings; construction of new vehicular and pedestrian access, O.S No 7630, land south of Twitchbed Lane, Uppingham	Approved 29 March 1988. PD limitations attached.

Planning Guidance and Policy

Site Allocations and Policies DPD (2014)

Policy SP15 Design and Amenity

Neighbour and Parish Representations

3. None received

Planning Assessment

4. The main issues are the design and visual impact of the extension.
5. The extension is sympathetic with the design of the existing property. As a result of the angled position of the existing dwelling within the plot; the position of the garage block and the relationship to the road and footpath only part of the lean to roof extension would be seen above the section of boundary fence between the rear of the house and front elevation of the double garage from the beeches. The rear garden backs on the side elevation of the adjacent property, No19 The Beeches. The proposed extension would not impact on the private amenity of any neighbours properties.