**DELEGATED REPORT**

**Recommendation Made: 22 May 2009**

**Reference:- 09/00285/FUL** **Parish:- Hinckley**

**Applicant:- Mr Paul Witham**
**35 Springfield Road**
**Hinckley**
**Leics.**
**LE10 1AN**

**Location:- 35 Springfield Road Hinckley Leicestershire LE10 1AN**

**Proposal:- EXTENSION AND ALTERATIONS TO DWELLING**

**Introduction:-**

This application seeks full planning permission for the erection of a two storey rear extension at 35 Springfield Road, Hinckley.

The application property is a two storey, detached dwelling with side garage located on a large plot within a residential street comprising properties of individual character. The site has common boundaries with gardens of properties on Springfield Road, Hurst Road and Priesthills Road.

The rear extension will form two new projecting gables with pitched roofs. The extension will project 6.2 metres from the original rear gable, span 7.1 metres from the western side elevation of the garage up to the eastern elevation of the existing projecting gable and stand at 7.3 metres in height.
The rear elevation of the scheme includes a door and two small windows on the rear elevation of the existing garage, French doors with Juliette balcony at first floor and French doors at ground floor level on the new eastern gable end. Concertina doors are included at ground floor level on the new western gable end with windows a first floor level. A window is included on the eastern elevation of the new western gable and a chimney on the eastern roof slope of the new eastern gable.
The existing conservatory will be demolished as part of the development.

History

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| 02/00889/FUL- | Rear two storey extension- | approved- | 30.08.02 |
| 90/00768/4- | Extensions to dwelling- | approved- | 25.09.90 |

**Consultations:-**

No objection has been received from:-
- The Director of Highways, Transportation and Waste Management (Highways)
- Head of Community Services (Land Drainage)
- Head of Community Services (Pollution)

Three objections have been received from neighbouring properties with the following comments;
- The height and massing of the scheme will create an overshadowing effect on the garden of 37 Springfield Road.
- The scheme will create a solid slate wall along the boundary with 37 Springfield Road creating an overbearing feature
- Levels of light received to the garden of 39 Springfield Road and the view of the skyline will be reduced.
- The extension will result in a property which is excessive for a private dwelling and borders on commercial proportions which is out of keeping with the area
- Will devalue 37 Springfield Road
- The chimney would be contrary to the council's aims for a greener environment.

A letter has also been received from the applicant in response to a neighbours objection which stipulates the pitch, height, volume and floor area of the proposed extension reported in the neighbours objection are inaccurate. The applicant also notes that two out of the three objections received were not available for viewing to the public for 8 days from the Authority receiving the correspondence. The applicant also argues this proposal does not constitute overdevelopment as the proportion of development to plot size including the proposed extension equates to 31% of the site.

**Development Plan Policies:-**

Hinckley and Bosworth Local Plan

The site is within the settlement boundary as defined for Hinckley in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 relates to the design and siting of development. It seeks a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. It requires developments to complement or enhance the character of the surrounding area and not to adversely affect the occupiers of neighbouring properties.

Supplementary Planning Guidance

Adopted Supplementary Planning Guidance: House Extensions Design Guidance reinforces Local Plan Policy BE1 in regards to design principles and provides guidance on the acceptable limits of extensions.

**Appraisal:-**

The main issues to address in this application are the design of the development and its impact on the character of the area and neighbours amenity.

The Principle

The site is located in a residential area within Hinckley and the erection of a rear extension to a dwelling is considered acceptable in principle.

Impact on Residential Amenity

The application property currently has a garage set back from the eastern site boundary by 0.2 metres which projects approximately 6 metres past the rear of the adjacent property 37 Springfield Road. The garage roof steps down by approximately 0.5 metres for the final 5 metre projection. When viewed from 37 Springfield Road the garage roof tends to dominate the outlook to the west from the rear garden of No.37 and creates a somewhat overbearing feature.

The proposed two storey projecting gables will extend the main house 6.2 metres further into the rear garden. Because the application property is set back from 37 Springfield Road the scheme will add approximately 6 metres of additional roof scope, albeit set off the boundary by 4 metres, as viewed from the adjacent garden. The proposed gables due to their distance from the boundary would add only marginally to overshadowing of this adjacent garden however the cumulative visual impact of the development with the existing garage would add to the overbearing effect. This is further emphasised by the limited depth of the garden of 37 Springfield Road and a single storey 6 metre deep garage standing on the opposite site boundary.

It is worth noting that the previous approval (90/00768/4) for the erection of the garage on the boundary was amended to create an eaves level which is lower than the boundary fence to ensure the amenity of 37 Springfield Road.

The objection received relating to a reduction of light reaching the garden of 39 Springfield Road is not a relevant concern for this application due to the more than adequate separation distances between the two properties. The scheme will reduce the view of a proportion of sky from this property however views are not protected under planning and would not stand as a material consideration.

The proposed scheme is not considered to adversely impact on any neighbours amenity other than 37 Springfield Road.

Design

35 Springfield Road also known as 'The Gables' is a large detached Arts and Craft property situated on a large plot. The proposed extension whilst large would appear in proportion with this detached dwelling and would retain ample amenity space to the rear. The objection relating to the extended dwelling appearing excessive for a residential property is not a material consideration. Dwellings come in array of shapes and sizes and it is their relationship with the surrounding space and properties which limit their size and not arbitrary maximum floorspace limits.

The property currently has an assortment of roof types, ridge heights and roof pitches which include a projecting gable extension and original projecting rear gable with cat-slide roof. The proposed extension will form two new projecting gables to form an M-shaped roof which would not exceed the height of the existing eaves or ridge lines and would be acceptable in relation to the varied roof structure of this dwelling. Projecting gables are also an integral feature to this property and the design of the proposal reflects this characteristic.

The scheme also includes a chimney stack on the eastern most roof slope which will serve a wood burning stove in the newly formed living room. The size and height of proposed chimney would be smaller than the existing chimney and only visible from Hurst Road which is over 15 metres to the east. Chimney stacks are a common feature on Springfield Road and would be an acceptable design element for this dwelling. In addition the use of a wood burning stove could be argued to more sustainable and environmentally friendly than gas powered central heating systems because wood can be sustainably sourced.

The newly formed doors and windows are vertically emphasised to mirror existing and of a similar size and proportion to the existing doors and windows and would be acceptable in design terms. The proposal also includes a Juliette balcony which is not a characteristic of this Arts and Craft property but it is located on the rear and would not be visible from the street or adjacent properties.

Other issues

The objection received relating to the devaluation of 37 Springfield Road is not a impact to which planning would become involved and is not a material consideration.

Conclusion

The erection of this two storey rear extension combined with the existing single storey garage along a significant proportion of the boundary with 37 Springfield Road would result in an overbearing feature to the detriment of the amenity of this property. The application site can accommodate the size and massing of the development and the design would be acceptable in relation to the property. However these positive elements do not outweigh the cumulative impact the extension will have on the amenity of the adjoining property and the application is recommended for refusal on this ground alone.

**RECOMMENDATION :- REFUSE, for the following reasons :-**

**Reasons :-**

1 In the opinion of the Local Planning Authority, the mass, size, location and design of the proposed extension in association with existing extensions at the property, would have an overbearing and adverse impact on the amenities that residents of the adjoining property could reasonably expect. It would therefore conflict with Policy BE1 of the adopted Hinckley and Bosworth Local Plan and the Borough Council's Supplementary Planning Guidance on house extensions.

**Notes to Applicant:-**

1 List of plans used in the determination of this application:- Detailed plan of Nov 2008 1:1250 location plan and 1:500 block plan.

**Contact Officer:-** David Kiernan Ext 5898