DELEGATED REPORT

Recommendation Made: 24 October 2011

Reference:- 11/00738/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Bryan Greenway
7 Coventry Road
Burbage
Hinckley
Leicestershire

Location:- 7 Coventry Road Burbage Hinckley Leicestershire LE10 2HL

Proposal:- ERECTION OF SINGLE STOREY SIDE EXTENSION

Introduction:-

This application seeks to obtain full planning permission for the erection of a single storey extension to the side and rear of this detached dwelling house.

The dwelling is constructed from a combination of brown facing brick at ground floor level and rendered walls painted in the colour cream at first floor level with red plain clay roof tiles.

Amended plans have now been received omitting the side elevation windows that overlooked the adjacent commercial building to the east of the applicants site. An extra roof light has been added to the flat roof. The amended plans have not been re-consulted.

Planning History:

None

Consultations:-

No objections have been received from:-

Burbage Parish Council
Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Burbage as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Burbage Village Design Statement

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling, street scene and on the amenities of neighbouring businesses.

The Principle of Development

The site is located within the settlement boundary of Burbage, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Existing Dwelling and Street Scene

The design principles set out in the Burbage Village Design Statement require extensions to have a similar scale and design using materials compatible with the original building. The front elevation of the main dwelling has a mix of facing brick and render. The proposed rendered walls will be compatible and provide a positive visual contrast with the predominant facing brick on the main house.

The proposed extension is less than half the width across the main house and will not appear to visually overwhelm the main property. Many gardens along Coventry Road have mature hedges and trees that enhance the street scene. A mature hedge runs along the eastern side boundary of the site. The hedge provides a soft edge around the perimeter which provides a clear distinction and separation of the residential curtilage from the surrounding business premises. As a result of development, the hedge will be lost and will be replaced with the hard edge of the side elevation of the extension. The elongated side extension extends back 15.3 metres resulting in a large amount of mass along the eastern side boundary. Nevertheless its exposure in the street is minimal because the adjacent commercial building to the east is set forward of the extension.

The proposed extension has a flat roof design. The Supplementary Planning Guidance for House Extensions states that the roof of the extension should reflect the main house. However, in this instance, a flat roof extension is considered satisfactory as its exposure in the street is minimal due to the extension being set back approximately 3.5 metres from the highway. By virtue of its set back position from the highway and behind the adjacent building as well as its use of acceptable materials, the extension will not have any adverse impact on the street scene, conforming to Local Plan Policy BE1 and is therefore acceptable in design terms.

Amenities

A commercial building is situated to the east of the applicant's site. The adjacent building has windows on the side (west) elevation that serve office / showroom. Amended plans have been received showing the side elevation windows omitted from the scheme in order to prevent any opportunity for overlooking. This also avoids the issue of opening windows beyond the site boundary. These two issues have been resolved with the addition of a flat roof light and alterations to their arrangement.

Given the height of the extension is only 1.5 metres above the existing hedge and there will be a separation distance of 5 metres to the side elevation of the adjacent commercial building, the proposal will not have an overbearing impact. Due to the suns orientation and given the development is to the west, a small shadow will be cast during the afternoon. The amount of shadow that would be cast is considered to be minimal and will not be to the detriment of business amenities.

The rest of the rear garden is enclosed by 5 metre high conifers and 2.3 metre high hedge along the boundaries. Therefore, there will be no impact on the business amenities to the rest of the building to the side and rear of the site or the commercial activity to the west of the applicant's site.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of neighbouring businesses. The application is considered to be in accordance with Policy BE1 of the Local Plan, the Burbage Village Design Statement and the adopted SPG on House Extensions 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 by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of businesses, the character and appearance of the street scene or business amenity and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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 in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise 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 - 0547 AL (P) 00 - Received on 20/09/2011
Drawing - 0547 AL (P) 02 B (Revised) - Received on 13/10/2011
Drawing - 0547 AL (P) 03 A (Revised) - Received on 14/10/2011
Drawing - 0547 AL (P) 03 B - Received on 20/09/2011
Drawing - 0547 AL (P) 04 B (Revised) - Received on 13/10/2011
Drawing - 0547 AL (P) 05 - Received on 20/09/2011

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 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).

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Kevin Roeton Ext 5919