DELEGATED REPORT

Reference:- 07/01423/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Keith Howes
34 The Fairway
Burbage
Hinckley
Leicestershire

Location:- 34 The Fairway Burbage Hinckley

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

The application relates to a detached bungalow located within the settlement boundary of Burbage. The property is set back from the highway behind a curved driveway.

Planning permission is sought for proposed extensions to the side of the property to accommodate a granny annex with dormers to the rear roof slope and a single dormer to the front and a rear conservatory extension to the main dwelling. The neighbouring dwelling has a side windows located within the gable at first floor level which faces north west. The application site backs onto a school playing field with residential properties either side.

Relevant Planning History:-

None relevant.

Consultations:-

Burbage Parish Council have objected on the grounds that the size and scale of the proposal would be over development of the site and appears to form a separate dwelling.

No other representations have been received.

Development Plan Policies:-

Leicestershire, Leicester and Rutland Structure Plan.
Strategy Policy 10 (design)

Hinckley and Bosworth Plan
BE1 (design and siting of development)

Supplementary Planning Guidance- House extensions

Appraisal:-

The main issues to be considered are the design of the proposal and the impact on the amenities of neighbouring properties.

The neighbouring property has a window to the side gable elevation facing the application site. The window faces northwest and as such would not receive much if any direct sunlight. At the moment the window looks directly over the existing link detached garage, and into a corresponding window at first floor level at the application property. The proposal would extend the property toward this neighbouring window, and would have an impact on the amount of daylight this window provides. However there appears to be other windows serving the same room and therefore it is not considered that the presence of this window would sustain a reason for refusal.

The principle of a granny annex is acceptable and it is recommended that a condition be imposed tying the annex to the existing property.

The proposed extension is set slightly back from the main line of the dwelling resulting in a step in the ridge line. To the rear the proposed extension projects out with a staggered side elevation designed to make the best use of the space available. This has resulted in an unwelcome design feature to the boundary with a long column of wall. This would be sandwiched between the two properties and set back from the road and therefore this elevation would have limited visual impact on the street scene. The ridge line of the proposal does not continue that of the main dwelling house and is proposed to be set slightly back. Whilst not ideal again due to the surrounding dwellings limited views of this arrangement would be seen from the street. It is therefore not considered that the proposal can be refused on these grounds.

The proposed store to the side of the property and rear conservatory are not considered to detrimentally affect the amenities of the neighbouring properties due to there location and scale. The design of these two elements is considered to be acceptable. The proposed dormer windows are acceptable features of this type of dwelling and the largest windows are proposed on the rear roof slope and therefore not visible from any public spaces. The proposed dormer to the front is modest in size and therefore not considered to detrimentally affect the appearance of the property.

The street is characterised by detached properties which occupy the whole width of the plot. The proposed additional floor area is therefore not considered to be over development of the site in the context of the surrounding area. The proposal has adequate off street parking and rear garden area to accommodate the proposed extension.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

3 The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 34 The Ridgeway, Burbage.

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 The plot is not considered to provide adequate amenity space required by Policy BE1 of the adopted Hinckley and Bosworth Local Plan and supplementary planning guidance on new residential development.

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:- Sarah Humphries Ext 5680