DELEGATED REPORT

Recommendation Made: 29 May 2008

Reference:- 08/00371/FUL **Parish:-** Burbage Parish Council

Applicant:- Mr And Mrs D Grantham
Home Farm Cottage
Watling Street
Burbage
Hinckley

Location:- Home Farm Cottage Watling Street Burbage Hinckley Leicestershire

Proposal:- ~~PROPOSED TWIN STOREY SIDE~~ ALTERATIONS AND EXTENSIONS TO DWELLING

Introduction:-

This application seeks approval for a ~~first floor~~ two storey side extension and ground floor rear extension. The application property comprises a substantial brick built semi-detached dwelling, having a hipped roof with prominent gable detailing to the front, and outwardly stepping eaves detail. The property is located off an unaddopted road leading from Wattling Street, falling outside the limits to development. The property is set back from the highway, having a lawned garden area to the front, with an adjacent driveway providing off road parking for approximately 3 vehicles. A flat roofed building to the rear northern side of the dwelling will be demolished as part of the application. A mix of close board 1.8m high fencing and vegetation bound the rear garden. The adjacent semi has been extended to the rear across the width of the property. Open countryside surrounds the property.

Consultations:-

No comments have been received from:-

Director of Highways, Transportation and Waste Management (Highways)

Parish Council/Neighbours

Rugby Borough Council

Highways Agency ? - Matt responded 11th April - no obs.

Development Plan Policies:-

Hinckley & Bosworth Local Plan Policies

BE1 - Design and Siting

NE5 - Development in the Countryside

Appraisal:-

The main planning issues in respect of this development are the impacts on the character of the open countryside and the application property and the amenity of the adjacent dwelling

Spatial Relationships

In terms of amenity, the principal impact will be on the adjoining dwelling. As the bulk of the proposal is situated to the northern elevation of the dwelling, there will be no impacts on loss of light to the adjoining property. There are windows proposed to the ground floor extension facing the boundary of the adjacent property, however due to the distance of the extension from the boundary (just under 4m) and given the existing boundary treatment, there are considered no adverse impacts in terms of privacy to the adjacent residents.

Design

The application proposes a ~~first floor~~ two storey and rear side extension with a projecting gable and a ground floor rear extension with central gable detailing to the rear. To the front, two half dormers with cat slide roofs are proposed. The roof of the side extension replicates that of the existing, being stepped down at the ridge giving it a subservient feel. The projecting rear gable mimics the pitch of the existing gable detailing to the property. To the rear the roof is of cat slide design; with three vertically emphasised windows proposed above the ground floor extension. The ground floor extension is predominantly glazed, with vertically emphasised panels reflecting the detail of the windows above. The fenestration details throughout follow a common design. The design and materials proposed render the development in keeping with the scale and design of the existing property.

Character of the area

As the design of the proposal is replicable to that of the main dwelling, despite its substantial bulk it is not considered harmful to the character of the area. To the front, the extension will be partially screened by existing vegetation and due to its distance from the road will have minimal adverse impacts on visual amenity. The proposal will be visible from the open fields to the rear, however due to its scale and design its appearance is not considered detrimental.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, NE5 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.

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.

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 6th 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.

Contact Officer:- Eleanor Shaw Ext 5691