DELEGATED REPORT

Recommendation Made: 20 July 2011

Reference:- 11/00548/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr M.J. Tunnicliffe
57 Sapcote Road
Burbage
Hinckley
Leicestershire

Location:- 57 Sapcote Road Burbage Hinckley Leicestershire LE10 2AS

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for extensions and alterations to the rear of this detached property.

The dwelling is constructed from red brick with black and red plain clay tiles.

Amended plans have been submitted, showing the eaves level correctly shown on the side elevations of the drawing. Re-consultation with neighbours and consultees has taken place.

Planning History:

94/00139/FUL – Extension to dwelling – Approved on 30/03/1994
86/00245/4 – Garage, kitchen and dining room extensions – Approved on 21/04/1986

Consultations:-

Site notice displayed on 13/07/2011

The Director of Environment and Transport (Highways)
The Head of Community Services (Land Drainage)
Burbage Parish Council

One neighbour objection has been received objecting on the following grounds:

a) Blocks out light to rear living accommodation
b) Conservatory roof designed to bring light into rear elevation of property
c) Living area will be constantly shaded

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 and on the amenities of the occupiers of neighbouring properties.

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 proposal has two separate elements, a first floor bedroom extension and alterations to the roofs on the existing two part single storey extensions that will retain the same footprint.

The proposed first floor extension has a gabled roof design to the rear elevation of the dwelling where the eaves and ridge height are lower than those on the existing dwelling. The design of the extension is therefore made to look subordinate to the main house and the use of a gabled roof maintains the character of the existing dwelling. This element of the extension extends over half the width of the main house, but this is not considered to be visually obtrusive at the rear of the site.

The roof design on the existing single storey extensions at the rear of the property will be re-constructed to include a two part hipped roof with flat roof sections that tie up the single storey extensions with the proposed first floor extension. Although this results in a variety of contrasting roof forms, this is considered acceptable at the rear of the property away from any public aspect. The proposal is therefore acceptable in terms of the design requirements of Policy BE1.

The proposed materials of facing brick, plain clay tiles and UPVC windows / doors are considered to be in keeping with the main property. The design and scale of the extension in this location of Burbage complements the existing dwelling and therefore accords with the VDS.

Impact on Neighbour's Amenities

The proposed first floor extension projects four metres from the rear elevation wall of the main house. A representation has been received raising an objection over the loss of light and a constant shadow that will be cast over liveable space.

No. 55 is located to the west of the applicant's site and is a detached dwelling house where the nearest first floor window serves an en-suite bathroom (non-habitable) and a single storey tiled roof extension that projects 4 metres from the rear elevation abutting the common boundary. Given the relationship with no. 55 any shadow cast during the morning is not considered to result in a material loss of light.

Bearing in mind the first floor extension is off-set from the common boundary line by 1.4 metres, this compensates for the extent in which the extension projects out from the rear elevation wall. In addition the first floor extension is designed with a lower ridge and eaves height. On this basis, the proposal will not adversely affect the amenities currently enjoyed by the occupiers living at no. 55.

No. 59 Sapcote Road is located to the east of the applicant's site and is a detached bungalow. Due to its position inset from the common boundary line by 6.5 metres with no. 59 and given the fact there are no proposed first floor side elevation windows, the proposal does not result in any material impacts upon the residential amenities currently enjoyed by the occupiers of no. 59.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan, the Burbage Village Design Statement and the Council 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 neighbouring residents or the character and appearance of the existing dwelling and street scene 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 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - TO62011.1. A - Received on 05/07/2011
Site location and block plan - Received on 05/07/2011

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