DELEGATED REPORT

Recommendation Made: 10 June 2011

Reference:- 11/00312/FUL **Parish:- Hinckley**

Applicant:- Mr Alex Brisley
191A Coventry Road
Hinckley
Leicestershire
LE10 0JS

Location:- 191A Coventry Road Hinckley Leicestershire LE10 0JS

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey extension and single storey mono-pitched extension to the rear of this detached dwelling.

The dwelling is constructed from buff facing brick with brown pantile roof tiles.

Planning History:

76/01677/4M – Extension to lounge and erection of bedroom – Approved on 02/02/1977

Consultations:-

Neighbours notified no representations received

Site Notice Displayed on 16/05/2011

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

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 Hinckley, 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

A two storey extension projecting out 7.3 metres from the rear elevation wall is considered to be large in scale with the gable roof adding to its mass. Nevertheless this is a large property where a large projection distance can be accommodated without having a detrimental impact on the character of the existing dwelling which has already been extended to the side.

The ridge height will be 0.7 metres lower than the ridge on the main house, resulting in a degree of subservience. The scale of the proposal complements the overall character of the large dwelling.

A single storey mono-pitched roof adjoining the two storey extension will visually break the mass of brick on the side elevation of the two storey extension. A chimney stack that is 0.5m below the ridge of the extension is considered acceptable at the rear of the site.

Given its position at the rear of the property and its gabled roof design that reflects the main house, the proposed extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Neighbours Amenities

No. 193 is a detached dwelling house located to the east of the application site. Since no. 193 is set back approximately 7 metres from the rear elevation wall of the applicants dwelling house, the proposed two storey extension will project 0.6m beyond the rear elevation wall of the neighbouring property. It is noted there are no side elevation windows that would be affected by the proposed development.

A first floor bedroom window will be inserted into the rear elevation of the projecting gable. It is noted there is a hedge approximately 3 metres in height along the boundary providing some screening. Whilst this first floor rear window will allow for some minor overlooking into a section of the rear garden at no. 193, the window is located centrally within the elevation and the view into the neighbour's garden would be at an angle with no direct overlooking. It is not considered the window will result in a material loss of privacy to the detriment of no. 193 that would be significant enough to warrant a successful refusal of planning permission on those grounds.

No. 191 is a detached dwelling house located to the west of the site. It is noted there are no side elevation windows proposed that would allow for overlooking into their rear garden. Given the off-set distance of 4 metres for the single storey extension and 6.5 metres for the two storey element to the 1.8 metre high wooden fencing along the boundary with no. 191, it is considered no adverse impact on residential amenity will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 5.3 metres, projecting 7.3 metres from the rear elevation of the dwelling, given its position inset off from the boundary and its relationship with nos. 193 and 191, it is does not have an impact on the amenities of the occupiers of the neighbouring properties.

Highways

The proposal will result in the addition of an extra bedroom. The curtilage area at the front of the property is fully paved and sufficient parking space for at least three vehicles will be retained.

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 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 extensions would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling and the street scene and would not harm highway safety and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & T5

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 - LPA-01 - Received on 28/04/2011
Drawing - LPA-02 - Received on 28/04/2011
Drawing - LPA-03 - Received on 28/04/2011
Drawing - LPA-04 - Received on 28/04/2011
Drawing - LPA-05 - Received on 28/04/2011
Block Plan - Received on 28/04/2011

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).

Contact Officer:- Kevin Roeton Ext 5919