DELEGATED REPORT

Recommendation Made: 19 August 2011

Reference:- 11/00591/FUL **Parish:- Hinckley**

Applicant:- Mr & Mrs G Raine
32 Glebe Road
Hinckley
Leicestershire
LE10 1HG

Location:- 32 Glebe Road Hinckley Leicestershire LE10 1HG

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single story extension to form a granny annex to the rear of this semi detached dwelling.

The dwelling is constructed from red brick with brown roof tiles.

There is no relevant planning history on this property.

Consultations:-

No objection has been received from: -
Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Hinckley and Bosworth 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

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.

This application does proposes accommodation that is to be used a a ground floor annex. The accommodation is closely linked to the main dwelling and seeks to share the existing kitchen facilities of the existing dwelling. Accordingly, there is no issue that this proposal is in ancillary to the use of the existing dwelling house.

Impact on Existing Dwelling and Street Scene.

Given the location, at the rear of the property and its lean to form, the 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. The re-siting of the conservatory on the new extension raises no issues in respect of design.

Impact on Neighbours.

The proposed extension projects 6 metres from the furthest point of the existing rear elevation, however this needs to be considered against the existing single storey extension to the rear of the dwelling. This existent extension projects out 3 metres beyond the rear elevation and abuts the boundary. The proposed extension now seeks to extend the boundary wall by a further 0.9 metres and is then inset from the boundary for the remaining 3.9 metres.

No. 34 Glebe Road is located to the north east of the application site and is a detached dwelling. There are windows located on the rear elevation of No. 34 however the proposed extension is predominately set off the boundary by 1.5 metres along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

No.30 Glebe Road is located to the south west of the application site and is an attached dwelling. There is a conservatory located to the rear elevation of this dwelling however the proposed extension is inset off the boundary by 1.5 metres along with the height of the existing boundary treatment consisting of a 2 high boundary fence, therefore no adverse impact on residential amenity will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 3 metres by projecting 6 metres from the rear elevation of the dwelling, given the design of the extension, its position inset off from the boundary, the position of adjacent dwellings and the height of the existing boundary treatment it is not expected that this will have an impact on the amenities of the occupiers of the neighbouring properties.

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 policies BE1 of the Local Plan and the 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 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:- Site Location Plan to a scale of 1:1250 drawing number R072011.3; Site Block Plan to a scale of 1:500 drawing number R072011.4; Existing Plans and Elevations to a scale of 1:100 drawing number R072011.1; Proposed Plans and Elevations to a scale of 1:100 drawing number R072011.2

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:- Joanne Orton Ext 5666