DELEGATED REPORT

Recommendation Made: 9 June 2011

Reference:- 11/00384/FUL **Parish:- Burbage Parish Council**

Applicant:- Miss L Wilson
55 Station Road
Tring
Herts.
HP23 5NW

Location:- 18 Newstead Avenue Burbage Hinckley Leicestershire LE10 2JB

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey extension to the side and a single storey extension to the rear of this semi-detached property.

The dwelling is constructed with a red brick soldier course, with white rendered walls to all elevations and red concrete roof tiles.

Relevant Planning History

07/00314/FUL Extensions and alterations to dwelling Approved 26/04/07.

Consultations:-

No objection subject to notes to applicant:-

Head of Community Services (Land Drainage)

No objections:-

Burbage Parish Council

At the time of writing the report no comments have been received from:-

Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

Policy 24-Sustainable Development

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.

Principle

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 proposed two storey extension will extend 1.8m off the side wall of the dwelling, it will be set in from the front elevation by 3.3m and its ridge height will be 1.4m below the main ridge height of the dwelling. Therefore in terms of its scale, size and design the proposed two storey side extension is considered to be subservient to the existing dwelling and not detrimental to the street scene. The proposed two storey extension complies with the SPG for house extensions as it is set in from the side boundary by more than 1m and set in from the main elevation of the dwelling by more than 1m.

It should be noted that the previous application (now expired) submitted in 2007 was approved for a single storey extension that extended off the rear of the property by 6m. The current proposals are for a single storey extension that extends off the rear of the dwelling by 3.8m, thereby giving a difference of 2.2m when compared to the previous proposals. There is an existing bathroom that extends 4m from the back of the property at single storey level. Therefore the proposed kitchen extension will extend to the same depth as this existing bathroom. Given its position at the rear of the property and its small scale that reflects the character and scale of the existing bathroom at ground floor level, 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 site is identified as being located in Zone 3 in the Burbage Village Design Statement 2006. The proposed development is considered to comply with policy GN2 (General Principles) of this document as it proposes a residential extension that is compatible in both its design and scale with the existing dwelling and the imposition of the condition regarding materials will ensure that the appearance of the proposed extension matches the existing dwelling.

Impact on neighbours

As stated in the previous paragraph of this report the proposed single storey rear extension will project out to the same depth as the existing bathroom at ground floor level. The depth of this proposed extension corresponds with the depth of the existing bathroom extension to the rear of the adjoining property, namely 20 Newstead Avenue, thereby meaning that the development will effectively be screened by the neighbours existing extension and not result in material loss of amenity.

The proposed two storey extension will be sited 3.5m from the habitable kitchen window in the western elevation of 16 Newstead Avenue. However there is a further kitchen window on the rear elevation which in turn is served by a fully glazed conservatory at the rear. Therefore the kitchen to 16 Newstead Avenue will still be served by a principal window, thereby meaning that loss of light to the kitchen will be negligible. Furthermore the kitchen window on the western elevation of 16 Newstead Avenue already suffers loss of light due to its proximity to the eastern wall of the application property.

Conclusion

The proposals 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 Council SPG on House Extensions and the Burbage Village Design Statement 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 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan, Block Plan and 01 received on 16 May 2011.

3 The materials to be used on the external elevations of the proposed extensions 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 For the avoidance of doubt and in the interests of proper planning.

3 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 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 The suitability of the ground for soakaways should be ascertained by using the test in B R E Digest No. 365 before development is commenced. The porosity test and soakaway design requires the approval of the Building Control Section. The soakaway must be constructed using concrete ring sections with a liftable cover or other approved materials to the satisfaction of the Local Authority.

Contact Officer:- Scott Jackson Ext 5929