DELEGATED REPORT

Recommendation Made: 19 May 2009

Reference:- 09/00310/FUL **Parish:- Hinckley**

Applicant:- Mr Steve Brown
3 Sunnydale Crescent
Hinckley
Leicestershire
LE10 0PA

Location:- 3 Sunnydale Crescent Hinckley Leicestershire LE10 0PA

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for the erection of a single storey rear extension at 3 Sunnydale Crescent, Hinckley.

The application property is a 1920-30's semi-detached hipped roof dwelling located in a residential cul-de-sac of the same character. This property has a two-storey side extension presumably erected under the previous permitted development as no related application can be found. The site shares a boundary with 8 Sunnydale Road and 1 and 5 Sunnydale Crescent. A wooden lean-to conservatory currently stands in the approximate position of the proposed extension.

The proposed extension's western elevation will abut the boundary with 1 Sunnydale Crescent, spanning 5 metres along the rear with a projection of 2.5 metres. The extension will stand at 3.7 metres in height with a mono-pitched roof with 2 roof lights.

History

01/00887/FUL- Replace existing flat roof with pitched roof- approved- 08.10.01

Consultations:-

The Borough Council Environmental Health Officers have no objection to this application.

No response from neighbours

Development Plan Policies:-

Local Plan Policy
- BE1- Design and sting of development

House Extensions SPG

Appraisal:-

The central issues to address in this application are the design and impact of the development on the character of the property and surrounding area and neighbours amenity.

The side elevation of the extension abutting the boundary with 1 Sunnydale Crescent will have no windows, ensuring the privacy to this property. This elevation will be separated from the nearest habitable window of the adjacent property by approximately 2 metres which would be acceptable with a 2.5 metre projection to ensure the amenity of this property. The rear elevation of the extension will be located 9 metres from the 8 Sunnydale's boundary forming the rear garden which is an adequate separation distance to ensure the amenity of this property for a single storey extension. 5 Sunnydale

Crescent stands behind the applicants rear building line separated by a distance of approximately 10 metres with a detached garage between and the development is unlikely to effect this property.

The proposed extension will create a limited additional floorspace of 12.5 m2 and would be of an appropriate scale and mass for the property. The extension will replace the existing wooden lean-to conservatory which would be a significant aesthetic improvement. Notwithstanding this, the proposal is likely to fall within permitted development and would be acceptable with a condition requiring materials match.

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 would be in accordance with the development plan and would not harm the character or appearance of the area or neighbours amenity.

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 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. 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.

4. List of plans used in the determination of this application:-
Drawing number:- D/1358/1/PD

Contact Officer:- David Kiernan Ext 5898