DELEGATED REPORT

Recommendation Made: 29 March 2011

Reference:- 11/00140/FUL **Parish:- Bagworth Parish Council**

Applicant:- Mr _ Mrs Mark Meade
35 Hawthorne Drive
Thornton
Coalville
Leicestershire

Location:- 35 Hawthorne Drive Thornton Coalville Leicestershire LE67 1AW

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for a two storey front extension.

Proposal

The application seeks permission for a twin gable two storey extension to the front of the dwelling.. The application property comprises a modern detached dwelling with mock Tudor detailing. To the front left hand side of the property is a two storey gable which projects 1m from the principal elevation. At ground floor this joins a canopy which extends across the front of the property to a further, ground floor gable. The ground floor gable then joins a double garage which projects to the front of the property, whose principal elevation faces south east. To the front of the garage is a hard surfaced parking area. As the site slopes to the north west, the garage and parking area are at a higher level than the property, and thus there are steps leading down to the main entrance.

Following concerns raised by officers, amended plans have been received. The application now seeks to extend the property to the front via the addition of a further two storey double pitched gable, adjacent to the existing gable, resulting in a twin gable proposal.. This will extend for the remaining width of the property, encompassing the ground floor gable and enclosing the space between the front of the property and the garage. This will project 3.2m from the principal elevation. The ridge will be set slightly lower than that of the main property, but the eaves line will be continued. The gables will have similar pitches to that of the garage.
The mock Tudor timber detailing will be replicated on the south elevation, and the remainder of the proposal will be finished in brick and tile to match the existing property. No windows are proposed in the eastern elevation, but a range of ground and first floor windows are proposed in the southern and northern elevations. At ground floor a new lobby will be created, and at fist floor there will be a study. No reconsultation has taken place on the amended plans as the ridge height and mass of the extension remains unaltered.

Site and Surrounding Area

The property is situated in the corner of Hawthorn Drive, accessed via a private drive leading from a turning head. The properties principal elevation faces north east, towards the side elevation of no. 37 Hawthorn Drive. The dwelling is situated on large plot which slopes to the south west. To the north and south, the plot bound fields, and to the remaining elevations it bounds adjacent properties. Surrounding properties are detached and occupy smaller plots than the application property, they are of similar, but not identical design.

History
None

Consultations:-

No comments have been received from:-

Head of Community Services (Drainage)

Head of Community Services (Pollution)
Parish Council
Neighbours

Development Plan Policies:-

Core Strategy (2009)

Policy 21

Local Plan (2001)

BE1
SPD House Extensions

Appraisal:-

The main considerations in this case are the principle of the development, design and impacts on the street scene and on the residential amenity of surrounding properties.

Principle

As the property is situated within the settlement boundary of Thornton, there is a presumption in favour of development , and thus in principal the proposal is acceptable subject to all other material consideration and policy matters being adequately addressed..

Design and impacts on the Street Scene

Front extensions are not generally encouraged by the SPD on House Extensions due to their dominating nature, however, in this case as, there is already a double garage to the front of the property which obscures views of part of the principle elevation, and due to the properties orientation, there is no single principle elevation seen on its approach. Accordingly, due to these specific circumstances the principal of a forwardly projecting extension is considered acceptable in this case.

In order to be in keeping with and subservient to the main property, as a rule extensions should be of a lesser scale, should be of a similar design, incorporate local architectural features and use materials similar to those of the main property.

The amended plans propose a gable with double pitch, which has been designed to be reflective of the existing gable. Although the pitch of the gables proposed is slightly less than that of the existing gable, this issue arises from the width of the property and the dimensions of the existing gable and cannot be easily avoided, without demolishing the existing gable and rebuilding it. Given that the elevation is screened by the presence of the existing garage there is no material harm to visual amenity and the street scene and therefore this minor architectural deficiency would not warrant refusal of the scheme, and thus the design approach taken is considered acceptable.

The scale of the extension will not appear subservient to the main property by virtue of its width and height, and the gable ends will appear visually bland due to the absence of any fenestration or detailing. However, as discussed above a large proportion of the proposal will be screened by the double garage and a mature tree to the front of the property, and the gables will not be directly visible from the street scene due to the orientation of the property. Accordingly, despite not strictly conforming with the design guidance referring to extensions, the scale and siting of the proposal is considered acceptable and will not result in any material detriment and is therefore acceptable.

The south elevation will be that most visible on approach to the property and this incorporates the mock Tudor detailing of the main property and similar fenestration detailing and will thus appear in keeping with the main property.

Residential Amenity

There only openings proposed are in the north and south elevations of the proposal facing the adjacent fields. Theses elevations have no direct views over surrounding properties. Accordingly there will be no impacts in terms of overlooking on the surrounding properties.

Other Matters
Highways

There is adequate off road parking for the development proposed and thus there are no material impacts in terms of highway safety.

Conclusion
The amended proposal results in a characteristic addition to this somewhat unusually designed and sited dwelling and whilst not strictly following the SPG guidance does not result in any material detriment to visual amenity, the character of the existing dwelling or residential amenity and in this case, is considered acceptable.

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. Resultant of siting of the proposal, the orientation of the property and the screening offered by the double garage and the mature tree, the proposal will have no adverse material impacts on the visual amenity, residential amenity, highway safety or character of the street scene and is therefore considered acceptable.
Hinckley and Bosworth 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: Drg Nos:- 06.10.8418.1; OS Sitemap scale 1:500 received by the Local Planning Authority on the 23.2.1106.10.8418.2; received by the Local Planning Authority on the 6.4.11

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:- Eleanor Shaw Ext 5680