DELEGATED REPORT

Recommendation Made: 7 June 2011

Reference:- 11/00328/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mr Neil Smith
Swallow House
Shilton Industrial Estate
Shilton
Coventry

Location:- Arden View Sibson Road Sheepy Parva Atherstone Leicestershire

Proposal:- PROPOSED EXTENSION AND ALTERATIONS WITH PROPOSED NEW GARAGING

Introduction:-

This application seeks to remodel a detached, two storey brick dwelling. Full planning permission is sought for the erection of two, two storey side extensions, a first floor rear extension and the erection of a detached double oak and brick garage block with adjacent log store.

This application follows previously withdrawn application 11/00130/FUL. This was withdrawn on design grounds as the Local Planning Authority did not consider the design or scale of the proposal sympathetic to the existing dwelling.

The existing dwelling 'Arden View' is a 1950's property of simple design and is constructed from plain bricks and has a tiled roof. There is a large double pitched roofed ground floor extension to the rear. The dwelling is situated towards the north eastern boundary of its large, maturely landscaped plot. There is a newly constructed vehicular access to the northern end of the front boundary and a pedestrian access towards the southern end of the boundary.

The plot is situated on the very edge of the village of Sheep Parva. The few properties within the vicinity of the site comprise large detached period dwellings of varying design and age. Open fields bound the property to the north and east, and there is a detached property on the opposite side of Sibson Road to the south. The neighbouring farm and other buildings in the village are beyond the western boundary of the site.

The application is supported by a design and access statement, a tree report and ecology report.

Relevant Planning History: -

11/00130/FUL	Extensions and Alterations to dwelling and Proposed detached garage	Withdrawn	20.04.11
10/00274/FUL	Demolition of existing dwelling and erection Of replacement dwelling with detached Garage	Withdrawn	06.10.10
08/01085/FUL	Formation of New Access	Approved	12.01.09
95/00063/FUL	Extension to dwelling	Approved	24.02.95

Consultations:-

No objections have been received from:-

Director of Environment and Transport (Highways)
Directorate of Community Services, LCC (Ecology)
Head of Community Services (Land Drainage)

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

Sheepy Parish Council
The Borough Council's Arboricultural Consultant
Ward Members
Site Notice and Neighbours

Development Plan Policies:-

Adopted Core Strategy

None relevant

Adopted Local Plan

The site lies within the open countryside as defined in the adopted Hinckley and Bosworth Local Plan.

BE1 - Design and Siting of the Development

T5 – Highway design and vehicle parking standards

NE5 - Development within the Countryside

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, design, and the impact of the proposal on visual amenity and the character of the countryside.

The Principle of Development

Policy NE5 seeks to protect the countryside for its own sake and is restrictive of new development. However as this proposal seeks to further develop an existing plot, the principle of development is considered acceptable in principle.

Design and Impact on Existing Dwelling and the countryside

The scale of the extensions proposed are extensive. The floor area of the original dwelling has been increased by approximately 120%. However, the design proposed has been carefully considered and results in a scheme which is sympathetic to and respects the character of the original property and local vernacular. The façade and scale of the original elevation has been retained and remains prominent within the overall scheme. The side extensions have been set back from the front elevation of the principle property by 0.5m and their ridge set down 1m from that of the main property. The eaves are also set substantially lower. Accordingly the scheme has a subservient nature. In addition, architectural features including stone header and cill detail, chimneys, and pitched roofed dormers, which are common in the locality have been incorporated within the design. As such the appearance of the proposal has been enhanced and is considered to reflect the character of the area. The principle elevation is to be rendered and a decorative brick plinth and centrally positioned pitched roofed oak porch incorporated. Accordingly the overall appearance of the dwelling will be enhanced, and character will be added to the existing featureless elevation.

From the street scene, the principle elevation is the only elevation visible and the extensions at either side appear subservient due to their design. The bulk of the extensions are to the rear and thus do not compromise the prominence of the front elevation. Accordingly from an initial glance at the proposal, the scale of the scheme would appear far less than that indicated on plan.

To the rear, the footprint of the existing extension has been retained; however the extension has been re-built and remodelled. The proposal comprises a steeply pitched roofed, two storey gable with an external first floor balcony. There is a range of glazing, including first floor folding doors and unique, individually styled windows

within the pitch of the gable end. Although large, the extension remains subservient to the main dwelling and despite its unique design, owing to its position on this densely screened plot, will be largely invisible from the street scene and will have no material impacts on the visual amenity or character of the area.

The garage proposal is sited adjacent to the southern boundary. This comprises a pitched roofed oak and brick building with an attached pitched roofed open fronted log store. The design and materials proposed are in keeping with those of the dwelling, and its siting, to the rear of a mature hedge and trees will help screen the gable end from the street scene. Accordingly the garage is not considered to have any adverse impacts on the character of the street scene or surrounding countryside.

In summary, the design and scale of the extensions proposed are generally in line with the guidance contained within the SPD on House Extensions and are considered to enhance the appearance of the existing dwelling. The proposal will result in a substantial well designed dwelling to occupy this large plot. Further, the resultant dwelling is more in keeping with existing properties within the vicinity of the site, and thus is suited to its locality.

Other Issues

Residential Amenity

The closest dwellings to the south and west of the site are in excess of 60m away. Accordingly there will be no material impacts on their residential amenity.

Landscaping

The site plan indicates the proposed landscaping, and tree retention and removal. A few existing fruit trees situated sporadically across the site are to be removed; however these have little amenity value and thus their retention can not be justified. The vegetation cover along the front boundary is to be strengthened by additional tree planting and a native hedge is to be planted along the site boundary. The landscaping proposed is considered to enhance and further screen the site and thus is considered acceptable.

Highways

The recently instated vehicle access to the site was approved, subject to conditions under application 08/01085/FUL. Accordingly the Director of Environment and Transport (Highways) have no objections to the application. The application will increase the number of bedrooms at the property by 2, making it a five bed house. There is sufficient off road parking space on the site to provide the required parking. Accordingly there are considered to be no adverse impacts in terms of highway safety.

Ecology

Directorate of Community Services, LCC (Ecology) have confirmed that they are satisfied with the Ecology survey that has been conducted and submitted with the application. However they have suggested that if the building work is not commenced within two years; that prior to building, a further survey be conducted. This advice will be included as a note to applicant.

Drainage

It has been suggested that a note to applicant be added to advise that surface water runoff should be discharged to a soakaway or watercourse and that any driveway reconstruction should be executed in permeable paving.

Conclusion

The proposal has been well designed, in terms of its scale, proportion and detail and compliments and enhances the existing dwelling. 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 and 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 :

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwelling shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Nos:- 09.023.01, 09.023.04, 09.023.05, 09.023.06, 09.023.07, 09.023.08, 09.023.11 received by the Local Planning Authority on the 27.4.11

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