DELEGATED REPORT

Recommendation Made: 20 July 2011

Reference:- 11/00405/FUL **Parish:- Groby Parish Council**

Applicant:- Mr D Wakeling
7 Flaxfield Close
Groby
Leicester
Leicestershire

Location:- 7 Flaxfield Close Groby Leicester Leicestershire LE6 0EZ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for the erection of a first floor extension above the existing garage to the side of this detached property.

The dwelling is constructed from brown facing bricks and plain grey concrete interlocking roof tiles.

Planning History:

86/00086/4 – Alterations and extensions to dwelling- Approved on 07/03/1986

No. 10 Flaxfield Close, Burbage

77/0842/4m – Erection of bedroom extension – Approved on 13/07/1977

No. 6 Flaxfield Close, Burbage

93/00487/4 – Extension to dwelling – Approved on 16/07/1993

Consultations:-

No objections have been received from:-

Groby Parish Council
Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Groby 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, street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Groby, 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 proposal involves extending the existing two storey side gable the full width across the side elevation of the main house which increases the size of the gable end. The proposed extension will be amalgamated with the front elevation to have the same ridge height as the main house. Although the proposed extension is not subservient, it maintains the existing form of the main house as not to have an adverse impact on the character of the existing dwelling. The proposed windows will match the style, size and proportions of the existing windows on the original building.

The set back existing two storey side gable is a main characteristic of the original dwelling house. The neighbouring dwelling (no. 6) and another dwelling in the street (no. 10) have been extended with first floor bedroom extension over the garage. For this reason, it is not considered the design of the extension will harm the character of the street scene. Despite not being set back it is noted there is a 0.7 metre gap to the boundary line and therefore would not result in a “terracing effect”.

Given the separation gap and examples of first floor side extensions to the front elevation of surrounding dwelling houses, 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 proposal is therefore acceptable in terms of the design requirements of Policy BE1 and the House Extension Design Guide SPG.

Neighbours Amenities

No. 6 Flaxfield Close is to the north of the applicant’s site forming a detached dwelling house. The proposed extension will fall approximately 1 metre short of the front elevation of no. 6 and will extend back to adjoin the existing side gable falling short of the rear elevation of no. 6. Given its relationship to no. 6 where it is noted there are no side elevation windows, the proposed extension will not result in any material impacts upon residential amenity to that neighbouring property.

At the rear of the main property, the existing ridge height of the side gable will increase to be 0.7 metre higher. Due to this minor increase in ridge height, it is considered the proposed extension will not have any impact on the amenities currently enjoyed by the occupiers of no. 20 Pymm Ley Lane.

No. 8 is located to the south west of the application site. Due to its position on the north side elevation of the main property the proposed extension will not have an impact on the amenities currently enjoyed by the occupiers of that property.

Highways

No parking space will be lost as a result of development. The front driveway is fully paved creating ample room for the parking of at least three vehicles.

Conclusion

The proposal would respect the scale and character of the existing dwelling and does not have a detrimental impact on the street scene. The proposal would also 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 adopted 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, as follows:-

Drawing - DNY SK01 - Received on 13/06/2011
Drawing - DNY SK02 - Received on 13/06/2011
Drawing - DNY SK03 - Received on 13/06/2011
Drawing - DNY SK04 - Received on 13/06/2011
Drawing - DNY SK05 - Received on 13/06/2011
Drawing - DNY SK06 - Received on 13/06/2011
Drawing - DNY SK07 - Received on 13/06/2011
Drawing - DNY SK08 - Received on 13/06/2011
Drawing - DNY SK09 - Received on 13/06/2011

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:- Kevin Roeton Ext 5919