DELEGATED REPORT

Recommendation Made: 7 October 2011

Reference:- 11/00611/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Paul Kemp
Dixtutu
Tamworth Road
Corley
Nr Coventry

Location:- 2 Burbage Road Burbage Hinckley Leicestershire LE10 2TP

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for extensions and alterations to a detached bungalow, 2, Burbage Road, Burbage. The proposals include a single storey rear extension and loft conversion with dormer windows and other alterations including widening of the driveway.

The bungalow is located to the south west of Burbage Road and set back from the highway. It is constructed of light brown/buff facing bricks. The main roof is hipped and constructed of small concrete brown tiles and there is a subordinate front projection with a matching hipped roof and a link detached garage and store. The bungalow lies in a central position with in a large plot providing parking within the front curtilage and a well enclosed private amenity area to the rear.

There is a mix of two storey and single storey detached dwellings in the vicinity of the site.

History:-

No relevant planning history.

Consultations:-

No objection has been received from the Head of Community Services (Drainage)

No objections have been received from Burbage Parish Council subject to the side facing dormer window to the en-suite being fitted with obscure glass to avoid overlooking to neighbouring gardens.

Neighbours notified, one letter received raising no objection subject to obscure glazing being fitted to the north west facing dormer window.

Ward Members have made no comments.

Development Plan Policies:-

Adopted Core Strategy

No relevant policies to this application.

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
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

Burbage Village Design Statement 'Zone 5' Burbage Road
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 extensions and alterations on the character and appearance of the existing dwelling and street scene, the amenities of the occupiers of neighbouring properties and highway safety.

The Principle of Development

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 loft conversion does not include an increase in the height of the existing main roof or changes to its main form. The two proposed dormer windows to the side and rear elevations are both subordinate to, and set in from, the main roof in line with the requirements of the adopted SPG on House Extensions. As a result, the bungalow retains its existing hipped roof form and character. In addition, as a result of the bungalow being set well back from the highway and the existing mature landscaping along the north west boundary the side dormer window will not be a prominent feature within the street scene. The single storey rear extension projects 3 metres beyond the existing rear elevation and provides an extended lounge and a dining room to replace a small conservatory. The double hipped roof design with central valley allows the extension to remain subordinate to the main roof and to respect and harmonise with the main roof form in line with the requirements of the adopted SPG on House Extensions. Whilst the proposed rendering of the dwelling will alter its external appearance, the existing facing bricks do not add significant amenity value to the appearance of the dwelling and 6 Burbage Road, a two storey detached house is also rendered.

The area is described in the Burbage Village Design Statement as consisting of individually designed piecemeal development. Overall it is considered that the proposed extensions and alterations meet the design principles in Guidance Note 2.7 of the Burbage Village Design Statement and are acceptable in terms of design and scale given surrounding development.

As a result of the siting and design of the extensions and alterations and proposed materials they are considered to respect the scale and character of the existing dwelling and street scene and no adverse impact will result.

Impact on Neighbours

No. 4 Burbage Road is a detached two storey dwelling on a similar building line to the application property and located to the south east. The proposed single storey rear extension will project approximately 6.5 metres beyond the nearest point of the rear elevation of 4 Burbage Road at a separation distance of approximately 4.5 metres. As a result of the single storey hipped roof design of the extension, the separation distance and the location of the extension to the north west, it is considered that no adverse overbearing impact on the residential amenity of the neighbouring occupiers will result. The proposed use of obscure glazing in the side facing dining room windows as detailed on the submitted plans together with the existing 1.8 metre high close-boarded timber fencing along the boundary with 4 Burbage Road will prevent any overlooking or loss of privacy to the neighbouring occupiers. The proposed dormer windows in the loft conversion do not result in any overlooking to 4 Burbage Road and will have no impact on residential amenity.

No. 1 Hill Rise is a detached bungalow located approximately 22 metres to the south west of the application dwelling. The proposed single storey rear extension will reduce the separation distance to approximately 19 metres, however, it is only single storey and as a result of the existing 2 metres high close boarded timber fencing along the boundary and existing landscaping, no adverse impact will result on the residential amenity

of the neighbouring occupiers from any overbearing impact or overlooking or loss of privacy. The loft conversion includes a dormer window facing 1 Hill Rise at a separation distance to the curtilage boundary of approximately 16.5 metres and to the rear elevation of the dwelling of approximately 23.5 metres. Whilst the proposed dormer window introduces a first floor window to the application dwelling, as a result of the separation distances and the existing 2 metres high close boarded timber fencing along the boundary and existing landscaping, no significant adverse impact will result on the residential amenity of the neighbouring occupiers from any overlooking or loss of privacy.

218 Brookside is a detached two storey house and 216 Brookside is a detached bungalow both are located approximately 28 metres to the north west of the application dwelling. The proposed loft conversion includes a dormer window facing towards the rear elevations of these dwellings and one of the neighbours has requested the use of obscure glazing in the dormer window to prevent any overlooking or loss of privacy. The dormer window is to an en-suite to the loft bedroom and it is considered reasonable in this case to require the window to be non-opening and fitted with obscure glazing to protect the privacy and amenity of the adjacent occupiers and this can be controlled by a condition. As a result of the separation distance, the blank north west side elevation and existing landscaping along the boundary with 218 and 216 Brookside, the single storey rear extension will have no adverse impact on the residential amenity of the occupiers of these neighbouring dwellings.

Overall, the relationship of the proposed extensions and alterations to neighbouring properties will not result in any adverse impact on the residential amenity either from an overbearing impact or overlooking or loss of privacy.

Highway Safety

The proposed widening of the driveway will improve access off Burbage Road and adequate off-street parking for a minimum of three cars is to be retained within the curtilage of the site therefore the proposals will not result in any adverse impact on highway safety.

Conclusion

The proposal is acceptable in principle, would respect the character and appearance of the existing dwelling and would not adversely affect the street scene, the amenities of the occupiers of neighbouring properties or highway safety. The proposal is considered to be in accordance with policies BE1 and T5 of the adopted Local Plan, the Council's SPG on House Extensions and the principles of 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 would not have an adverse impact on the character or appearance of the existing dwelling, the street scene, the amenities of neighbouring residents or highway safety and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 and T5

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 at 1:1250 scale and Proposed Plans and Elevations Drawing No. PL/2011/Kemp 2/3 Revision A received by the local planning authority on 17 August 2011 and Site Plan Drawing No. PL/2011/Kemp 3/3 Revision A received by the local planning authority on 21 September 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations shall be in accordance with the specified materials schedule on approved plan drawing no. PL/2011/Kemp 2/3 Revision A unless previously agreed in writing with the local planning authority.

4 Notwithstanding the submitted details, the en-suite dormer window hereby approved in the north west side elevation (facing 216 Brookside) shall be non-opening and fitted with obscure glazing and be retained as such at all times thereafter.

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.

4 To ensure that the development is not detrimental to the privacy and amenity of the occupiers of neighbouring properties to accord with policy BE1 of the adopted Hinckley and 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).

Contact Officer:- Richard Wright Ext 5894