COMMITTEE EXTRACT

Committee Date:

Reference:- **08/00195/FUL** **Parish:-** **Burbage Parish Council**

Applicant:- **Mr Clive Kingsley-Smith**
7 Grosvenor Crescent
Burbage
Hinckley
Leics.

Location:- **7 Grosvenor Crescent Burbage Hinckley Leicestershire LE10 2BQ**

Proposal:- **EXTENSIONS AND ALTERATIONS TO DWELLING**

Introduction:-

This application seeks approval for a first floor extension above the existing double garage and the erection of a linked building to the rear of the property, enclosing the existing outdoor swimming pool and forming a separate gym. The application property comprises a large detached dwelling on a small cul-de-sac of 8 individually designed modern properties. The dwelling has parking for approximately 4 vehicles to the front and garaging for two. To the rear the property bounds Burbage Junior School, with 1.8m close board timber fence and a row of conifers forming the boundary. To the East the property bounds the garden of number 38 Grove Road road, with the South elevation adjacent to number 8 Grosvenor Crescent. This property has a ground floor mono pitch extension projecting 17m adjacent to the common boundary. The remaining boundaries comprise a 1.8m high close board timber fence and mature vegetation. There is a tree protected by a tree preservation order on site, however this is not affected by the proposal.

Consultations:-

No objections have been received from:-

Parish Councillors

Director of Highways, Transportation and Waste Management (Highways)

The occupier of 38 Grove Road has raised an objection stating that the swimming pool enclosure is too close to his boundary and that the roof lantern is overbearing.

Development Plan Policies:-

Hinckley & Bosworth Local Plan Policies

BE1 - Design and Siting

T5 - Vehicle and Parking Standards

SPG - House Extensions

Appraisal:-

The main planning issues in relation to this proposal are the detrimental impacts caused to the character of the street scene and on the amenities of the neighbouring properties.

The proposed first floor extension above the existing garage, despite its substantial size and massing is not considered as overbearing to the main dwelling. This is due to the substantial size of the existing dwelling and the fact that the ridge of the proposed is stepped just below that of the existing dwelling,

rendering its appearance subordinate. Further, due to various house types on the cul-de-sac the design of the extension is not considered as having an adverse impact on the character of the area. The proposed windows and fenestration detail to both the first floor extension and the swimming pool enclosure are considered in keeping with those on the main dwelling, by nature of their position and design. In addition, due to their position they are not considered as having an adverse impact on the privacy of surrounding properties. Despite there being first floor windows to the rear elevation, these face mature hedging, thus reducing potential opportunities for overlooking. There is a small window proposed to the South elevation of the gym, adjacent to the boundary of number 8 Grosvenor Crescent, however this serves a non habitable room and faces a close board timber fence. All other windows are ground floor level overlooking the applicants garden, with views beyond screened by existing boundary treatment. Although the swimming pool enclosure and gym extension appear large, there is adequate amenity space remaining for the size of property. The scale of the proposal has been reduced dramatically compared with that of the original submission, with the area of the gym halved. Further the height of the lantern has been reduced by 0.50m, bringing its eaves height in line with that of the existing property. As the swimming pool is existing; the possibilities of re-sitting the enclosure are constrained. Despite the neighbour raising an objection to the enclosures proximity to his boundary; at its closest point it is a distance 3m from the boundary, with its distance from the dwelling being over 15m at its closest point. Thus there are considered to be no adverse impacts on the amenity of number 38 Grove Road. In addition, the alternations made are considered to condense the proposal sufficiently, reducing its over dominant appearance and any potential adverse impacts on the amenity of surrounding residents by way of loss of light or privacy.

In sum, both the first floor extension and the swimming pool and gym enclosure broadly conform to the requirements of the Councils SPG on House Extensions and are considered as having only a minimal material impact in terms of amenity to surrounding residents and upon the character of the street scene.

RECOMMENDATION :- That the Leicestershire County Council be advised that Hinckley & Bosworth Borough Council has the following comments to make:-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and T5 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.

Contact Officer:- Eleanor Shaw Ext 5691