DELEGATED REPORT

Recommendation Made: 12 June 2009

Reference:- 09/00362/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr David Lord
36 Sunnyhill
Burbage
Hinckley
Leicestershire

Location:- 36 Sunnyhill Burbage Hinckley Leicestershire LE10 2SB

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for an amendment to an approved scheme for extensions and alterations to a large detached two-storey house that comprise of a two-storey front/side extension to provide a double garage, games/gym room and improved entrance hall at ground floor with additional bedroom and en-suite facilities at first floor, and a single storey rear extension to the kitchen with additional dormer window over. The amendment relates to the insertion of an additional ground floor side-facing obscure glazed window to provide more natural light to the kitchen.

The dwelling is located in a residential area of Burbage that has a mix of house types and styles and is set well back from the highway at the end of a long cul-de-sac. To the east and south are traditional style detached two storey houses mostly with hipped roof form but with gabled elements and occupying large plots, to the west are more modern bungalows within smaller plots on a slightly lower ground level and to the north is a school playing field.

The external walls of the dwelling are cream coloured render with red/brown facing brick detailing with red/brown plain clay tiles on a hipped roof. A single storey hipped roof element wraps around the front and southern side elevation. There is an existing detached double garage in the north east corner of the plot adjacent the boundary with 34 Sunnyhill.

History:-

09/00063/FUL Extensions and Alterations to Dwelling Approved 24.03.09
See Workcard 1 for previous planning history.

Consultations:-

No objections have been received from:-

Burbage Parish Council
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Director of Community Services (Ecology) does not object but refers to the potential presence of bats and other protected species as there are works to the roof space and a mature tree in the vicinity of the site.

No response has been received from site notice or neighbours.

Development Plan Policies:-

BE1 - Design and Siting
T5 - Highway Design and Vehicle Parking Standards
SPG on House Extensions.

Appraisal:-

As the proposed extensions and alterations have already been approved by a recent planning permission (09/00063/FUL) in the proposed scale and design, the main issue in respect of this application is the impact of the proposed additional ground floor side-facing window on the privacy and amenity of the adjacent dwelling, 41 Sunnyhill which occupies a slightly lower ground level.

The approved single storey rear extension will project 6 metres beyond the main rear elevation of 41 Sunnyhill at a separation distance of 3 metres from the boundary. It will not have an adverse impact on the habitable room windows of No. 41 as it is to the north and will be obscured to a large extent by the existing utility room. The insertion of a side facing ground floor window in this extension, facing the rear amenity area of 41 Sunnyhill, clearly has the potential to have a detrimental impact on the privacy and amenity of the occupiers of this dwelling, however, the application proposes obscure glazing to this window and there is an existing boundary hedge of sufficient height that is to be retained that will screen the rear garden of 41 Sunnyhill from the proposed window. No response/objection has been received from the occupiers of 41 Sunnyhill.

A standard note to applicant is included in respect of protected species.

Conclusion

The proposed extensions and alterations are in keeping with the character and appearance of the existing dwelling and surrounding development, would not have an adverse affect on the street scene or the amenities or privacy of the occupiers of neighbouring properties. The proposed side -facing ground floor window would not be unduly detrimental to the privacy or amenity of the occupiers of 41 Sunnyhill subject to the window being fitted with obscure glazing and being retained as such at all times thereafter. Adequate car parking and private amenity space is retained within the curtilage.

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 as it would be in keeping with the character and appearance of the existing dwelling and surrounding development, would not have an adverse affect on the street scene or the amenities or privacy of the occupiers of neighbouring properties and adequate car parking and private amenity space is retained within the curtilage.

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

1 The materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

2 The first floor windows to the en-suite and walk in wardrobe on the east elevation of the extension hereby permitted (facing 34 Sunnyhill) and the ground floor window to the kitchen on the south elevation of the extension hereby permitted (facing 41 Sunnyhill) shall all be fitted with obscure glazing in accordance with approved plan No. 08902-PL01 Revision D and shall be retained as such at all times thereafter.

Reasons:-

1 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

2 To protect the privacy and amenities of the 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 6th 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. List of plans used in the determination of this application:- 08902-EX01 Revision A; 08902-PL01 Revision D.

Contact Officer:- Richard Wright Ext 5894