DELEGATED REPORT

Recommendation Made: 22 May 2011

Reference:- 10/00884/FUL **Parish:- Hinckley**

Applicant:- Mr P Winn
72 Leicester Road
Hinckley
Leicestershire
LE10 1LT

Location:- 72 Leicester Road Hinckley Leicestershire LE10 1LT

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for a two storey extension to the side of this large detached dwelling.

The dwelling is constructed from a light brown facing brick and grey concrete tiles.

Amended plans have been received showing the proposed side extension set back 0.5m from the front elevation and a projecting hip element at the rear. The amended plans were not subject to reconsultation as they were seen to improve the overall scheme and not materially amended it.

Planning History:

92/00911/4 - Extension to dwelling - Approved on 20/10/1992
83/00314/4 - Erection of a fence - Approved on 21/06/1983

Consultations:-

No objections has been received from:-
Head of Community Services (Land Drainage)
Directorate of Chief Executive, LCC (Ecology)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Hinckley 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

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 the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Hinckley, 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 original proposal included a two part roof design, broken into a hipped roof amalgamated with the main gable at the front followed by a hip to gable element to the rear. In negotiations with the agent to improve the design, scale and mass of the proposed scheme amended plans have since been received. The first floor of the extension is now set back 0.5 metres from the front elevation of the main house which makes the extension look subservient allowing the gable feature to retain its prominence. The projecting gable element at the rear has been replaced with a projecting hipped roof extending out the same distance (2.3 metres). The addition of a hipped roof at the front and a projecting hip element on the rear is coherent with the overall design of the property which respects the character of the main dwelling.

A visually broken two part roof with gully will be distinguishable on the side elevation from Island Close. Nevertheless, it is not considered to adversely affect the overall character of the main dwelling. The roof being broken into two parts helps reduce its mass. Its siting to the side of the property away from the main street view along Leicester Road means that it will not have a detrimental impact on the character of the street scene.

Given the design, massing and scale of the extension complements the main dwelling, the proposal will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore satisfactory in design terms. The proposal is therefore acceptable in terms of the design requirements of Policy BE1 and the House Extension Design Guide SPG.

Impact on Neighbours Amenities

A first floor side elevation window will directly face two high level obscure glazed windows on no. 70. Bearing in mind the neighbouring property has a two storey projecting gable that extends back approximately 6 metres beyond the proposed extension and the applicants single storey extension is close to the boundary line, it is not considered there will be any overlooking that would result in a material loss of privacy to the detriment of the amenities enjoyed by the occupiers of that neighbouring property.

Due to its position inset from the boundary with no. 70 and the separation distance that exists to the rear of dwelling no. 2 on Island Close, the proposal would not result in any material impacts upon residential amenity. To the north east of the site highways separates the extension from no. 74 and as a result there will be no material impacts upon residential amenity from that side.

Highways

The proposal will result in the addition of two bedrooms nevertheless there is adequate parking on the curtilage forecourt for at least three vehicles.

Ecology

The ecology report submitted in support of this application was considered to be satisfactory by Ecology. No protected species or ecological features of note were identified, and no further action was deemed necessary.

Conclusion

The proposal would respect the scale and character of the existing dwelling and street scene 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, 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 :

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 existing dwelling and the street scene and would not harm highway safety and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & T5

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 - P6 revised - Received on 19/05/11
Drawing - P7 revised - Received on 19/05/11
Drawing - P8 revised - Received on 19/05/11
Drawing - P9 revised - Received on 19/05/11
Drawing - P10 revised - Received on 19/05/11
Drawing - P11 revised - Received on 19/05/11
Drawing - P12 revised - Received on 19/05/11
Drawing - P13 revised - Received on 19/05/11
Block Plan and Site Location Plan - Received on 02/02/11

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:- Kevin Roeton Ext 5919