DELEGATED REPORT

Recommendation Made: 14 September 2010

Reference:- 10/00648/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Gary Towers
34 Primrose Drive
Burbage
Hinckley
Leicestershire

Location:- 34 Primrose Drive Burbage Hinckley Leicestershire LE10 2SL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application is seeking full planning permission for a first floor rear extension to No. 34 Primrose Drive, Burbage. The application property is a detached dwelling. The area to be developed is above a ground floor rear extension within the residential curtilage. The property is located within a stretch of Primrose Drive which the properties are of the same design the front of the property facing west towards two storey detached dwellings.

The proposed two storey rear extension will project 3.6 metres from the original wall of the rear elevation and will be 4.7 metres in height to the eaves and 6.1 metres to the ridge with one additional window located within the south eastern elevation (rear). There will also be the addtion of a velux window to the side elevation facing onto No 32.

There is no relevant planning history for this property.

Consultations:-

Leicestershire County Highways have replied saying "refer to 'Standing Advice'. Requesting consider action of parking, access surfacing - 5m, access drainage and gradient".

No objection has been received from: -
Local Planning Authorities Drainage Officer
Burbage Parish Council

Development Plan Policies:-

The application site is located within the settlement boundary of Burbage.

Local Policy - Hinckley and Bosworth Local Plan (2001)
BE1 - Design and Siting

Supplementary Planning Guidance on House Extensions

Appraisal:-

The main considerations in respect of this application are the impact of the proposed extension on the character and appearance of the existing dwelling and street scene and on the amenities of the occupiers of neighbouring properties.

Impact on Existing Dwelling and Street Scene.

In compliance with the House Extension Supplementary Planning Guidance; the proposed rear extension will have a hipped roof with plain clay tiles to reflect the main house; the eaves levels are proposed to be ithe same height as the existing eaves line of the main dwelling house; the proposed ridge will be to the lower in height; the windows and doors will be of the same design and proportion to those on the existing house. Similar extensions have been built to the rear of the properties in the vicinity. Given the location of the extension, to the rear of the property and its scale the proposed extension will not have an adverse effect on the dwelling itself or on the street scene generally.

Neighbours amenity

In order to protect the amenity of surrounding properties, in terms of loss of light, privacy, overshadowing and overbearing impact, the Supplementary Planning Guidance on House Extensions suggests that two storey extensions should project no further than 2 m along a common boundary, unless other considerations dictate otherwise

Loss of Light and Overshadowing: The proposed extension is located to the south east of the adjacent dwelling and limited loss of light to No 32. The extension is located to the west of No 10 and 11 Merrifield Gardens and to the south of No 40 and 38 Primrose Drive, bearing in mind the separation distances of the properties and sun orientation is unlikely to cause overshadowing or loss of light to the residents of these dwellings.

Privacy: At present there is currently no overlooking opportunity to the rear amenity space of No 32, the proposed extension would include the inclusion of a velux window which will face the side elevation of 32 Primrose Drive, however, as the velux windows are approximately 2 metres in height from the floor to the cill of the velux window there will be no opportunity for overlooking to No 32. The proposed extension seeks to provide an additional bedroom at first floor level, resulting in an additional window on the south eastern elevation. This window will face the rear garden of both the application property and No 10 Merrifield Gardens. The length of the garden is 10 metres and the gardens are screened by a 2 metre high hedgerow and mature trees therefore overlooking from these windows to the rear amenity space of No 10 would be unlikely to cause detrimental harm to the residents privacy.

Overbearing impact: The detached property has a separation distance to the neighbouring bungalow of two metres and is separated by a hedge measuring approximately 2 metres high along the side boundary. Due to the separation distance of 2 metres between the application site and No 32 the owners of the application site are able to have a rear extension of 4 metres from the existing rear elevation without causing significant harm. There are no side windows proposed within this application therefore there will be no impact on overlooking to the neighbouring properties. The relationship of the proposal with No 10 and 11 Merrifield Gardens would not result in an overbearing impact due to the distance of the proposal to the neighbouring property.

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 policies BE1 of the Local Plan and 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 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 accordance with the submitted application details: Site Location Plan at a scale of 1:1250 received 17 August 2010; Site Block Plan at a scale of 1:500 received 17 August 2010 and Existing and Proposed Elevations and Floor Plans to a scale of 1: 100 and 1:50 drawing 4231 - 0141 received 23 August 2010.

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 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 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:- Joanne Orton Ext 5666