DELEGATED REPORT

Recommendation Made: 4 October 2011

Reference:- 11/00623/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Mr John Deacon
111 Hinckley Road
Earl Shilton
Leicester
Leicestershire

Location:- 111 Hinckley Road Earl Shilton Leicester Leicestershire LE9 7LJ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey side extension and a single storey rear extension to this semi-detached dwelling.

The dwelling comprises a traditional 1930's hipped roofed property, with a double height bay to the front elevation. There is a flat roofed detached garage to the side of the property. The property is rendered with brick detailing.

This application follows a previously withdrawn application. This was withdrawn on design grounds. The previous concerns have been addressed in this application.

Relevant Planning History: -

11/00315/FUL	Extensions and Alterations to dwelling	Withdrawn	26.07.11

Consultations:-

No objections have been received from: -

Head of Community Services (Land Drainage)
Earl Shilton Town Council

One letter of neighbour support has been received

One letter of neighbour objection has been received. This states that the proposal, due to its height and pitched roof will have detrimental impact on light to the lounge of the adjacent property.

Development Plan Policies:-

Adopted Core Strategy

Policy 2: Development in Earl Shilton

Adopted Local Plan

The site lies within the settlement boundary of Earl Shilton as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Policy T5 – Highways and 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 and street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Earl Shilton, 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.

This scheme is a resubmission following a previously withdrawn application. This was withdrawn on design grounds. To address the previous concerns, the side extension has been set down from the ridge of the main property by 0.5m and has been set back from its front elevation by 1m. By virtue of these changes the proposal now appears more subservient to, and in keeping with the scale of the main dwelling, and therefore generally satisfies the guidance within the SPG on House Extensions. Despite these changes however, the width of the proposal remains more than half the width of the front elevation of the property, which results in it competing with the principle elevation of the property. The SPG advises that proposals should not exceed this width, as extensions should be viewed as subservient to the main dwelling. This said, as the remaining advice within the SPG has been followed, the proposal does appear subservient to the main dwelling, and although large, the scale is not harmful to the street scene and therefore does not warrant refusal of the scheme.

In terms of its siting, originally the proposal was along the common boundary; this resulted in the property having no external access to its garden, and lost the open space between the application property and its neighbour (which is a common feature within this street scene). The proposal has now been set away from the boundary by 1m. Although this distance is minimal, it ensures that the property and its neighbour do not appear as a row of terraces, it protects the character of the street scene- in terms of the open spaces between buildings and it provides access to the rear of the property.

Accordingly, based on the above, the design of the side extension is now considered acceptable and does not have a detrimental impact on the character of the application property or on the visual amenity of the street scene.

Impact on Neighbours

The proposed side extension will project adjacent to, but not along the boundary of 113 Hinckley Road. This relationship is common and will not have any material impacts on the adjacent property in terms of overshadowing, over dominance or privacy. The side extension will then continue into an ‘L’ shaped rear extension. This will project for 7.7 m adjacent to the south western boundary. However, as this will project no further than the side extension of the adjacent property, there will be no impacts in terms of residential amenity consequent of this. The extension will span the rear of the property, projecting 3m along the common boundary of 109 Hinckley Road. Although this may cause some overshadowing of the adjacent garden, as the proposal is single storey, has a lean too roof design and has a minimal projection, any impacts are not considered material, and would not material in planning terms.

In terms of overlooking of adjacent properties, an additional first floor bedroom window is proposed in the rear elevation; however this will predominantly have views over the rear garden of the application property. Further the windows relationship with the surrounding properties is no different from that of the existing first floor windows, and thus there will be no further impacts in terms of overlooking.

Highways

As the proposal will result in an additional bedroom, which could reasonably necessitate the need for additional parking, the amount of off road parking provision needs to be considered. Currently there are two off

road parking spaces to the front of the property and one within the garage. This proposal will result in the demolition of the existing garage. However, this will be replaced by an integral garage as part of this scheme. Accordingly, the amount of off road parking provision will not change. Although an additional bedroom will be created by the scheme, the dwelling is located with Earl Shilton where there a good bus connections and three off road parking spaces are considered adequate in this case and there are considered to be no material impacts in terms of highway safety.

Conclusion

Although large, the scale of the proposal has been reduced since the original submission and is now considered acceptable in terms of its impacts on the character of the dwelling and street scene, impacts on residential amenity and on highway safety. The application is considered to be in accordance with policies BE1 and T5 of the Local Plan 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 would not detrimentally impact on the amenities of neighbouring residents, on the character of the dwelling, the appearance of the street scene, or on highway safety. Therefore the proposal is considered acceptable.
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: Drg Nos:- 1/2, 2/2 received by the Local Planning Authority on the 29/07/11

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:- Eleanor Shaw Ext 5680