DELEGATED REPORT

Recommendation Made: 27 September 2011

Reference:- 11/00633/FUL **Parish:- Barwell Parish Council**

Applicant:- Mr S Earl
Swanbourne
Dawsons Lane
Barwell
Leicester

Location:- Swanbourne Dawsons Lane Barwell Leicester Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Planning permission is sought for extensions and alterations at Swanbourne, Dawsons Lane, Barwell.

Swanbourne is a detached dormer bungalow within a large plot. Bedrooms are currently contained within the roof space with a conservatory extension that abuts the garage to the rear. Dawsons Lane consists of bungalows sited within plots with large gardens. The land falls away dramatically to the south with a gentler slope rising to the north and properties on Shilton Road.

Planning permission is sought for a two storey extension to the rear of the property to include a two storey gable extension to incorporate Juliette Balcony, and a single storey 'L' shaped flat roofed extension.

Relevant Planning History
None relevant

Consultations:-

No representations received.

Development Plan Policies:-

Local Development Framework-
Core Strategy- None relevant

Hinckley and Bosworth Local Plan

Policy BE1- Design and siting of development.

Appraisal:-

The main issues for consideration are the principle of development, the impact of the proposal on the amenities of neighbouring residents and the character and appearance of the dwelling.

Principle
The site is within the settlement boundary of Barwell and therefore there is a presumption in favour of development. The principle of a residential extension is therefore acceptable.

Amenities
The two properties closest to the application site and therefore most likely to be affected by the development are Southview located to the west of the site and Berry Hill Cottage located to the east.

Southview is a semi-detached dwelling with a single storey flat roofed rear extension. The two storey element

of the proposal is considered to be set back and far enough from this property not to effect the amenities of the residents. The single storey element would be 3 metres in height and set in off the boundary. There is a 2m timber fence between the two properties and given this and the distance from the boundary it is not considered that the proposal would have a detrimental impact on the amenities of the residents of Southview.

Berry Hill Cottage is a detached dwelling to the east of the application site. It benefits from a conservatory extension to the rear. It is not proposed to extend at ground floor level any further than the existing garage. This would not therefore have any impact on the residents of Berry Hill Cottage. The first floor extension would not project beyond the rear elevation of Berry Hill Cottage and therefore it is not considered that this element of the scheme would have a detrimental impact on the amenities of the residents of Berry Hill Cottage.

A Juliette balcony is proposed to the rear gable end of the first floor extension. This would consist of railings across inward opening doors and would not permit any access onto the roof itself. This element would not result in any additional overlooking than a standard window and therefore is acceptable.

Design and Appearance
The proposal consists of a first floor gable projection from the main roof and a single storey rear extension. The proposals are to the rear of the property which is not visible from public space. There are a number of flat roofed extensions in the vicinity and it is considered that as it is well screened a flat roofed extension would not be detrimental to the character or appearance of the dwelling in this instance. The design of the proposal is therefore acceptable.

Conclusion
It is considered that the proposal would not have a detrimental impact on the amenities of neighbouring properties nor result in development out of keeping or character with the existing dwelling. The proposal is therefore considered acceptable.

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 size, scale and position of the extension it is considered that the proposal would not detrimentally affect the amenities of neighbouring residents nor is it considered that the application would result in a form of development that would be detrimental to the character or appearance of the property and therefore 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 flat roof of the extension hereby permitted shall not be used as a terrace.

4 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: 21/06/11-01, 21/06/11-02 D

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 To protect the amenities of adjoining residents in accordance with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4 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:- Sarah Fryer Ext 5682