DELEGATED REPORT

Recommendation Made:

Reference:- **11/00217/FUL** **Parish:-** **Burbage Parish Council**

Applicant:- **Mr Edward Cooper**
287 Brookside
Burbage
Hinckley
Leicestershire

Location:- **287 Brookside Burbage Hinckley Leicestershire LE10 2TJ**

Proposal:- **EXTENSION AND ALTERATIONS TO DWELLING, PART DEMOLITION OF SINGLE GARAGE, ERECTION OF DWARF WALL AND FORMATION OF PATIO**

Introduction:-

Full planning permission is sought for the erection of a single storey rear extension, replacement porch, partially demolished garage and erection of patio and dwarf wall.

The proposed single storey rear extension would create an enlarged kitchen/diner area, en-suite and walk in wardrobe spanning the entire width of the existing bungalow and projecting from the rear wall by 4 metres in length. It would measure approximately 2.6 and 5.7 metres to the eaves and ridge, respectively.

The existing flat roof store to the rear of the dwelling would be demolished and an existing flat roof porch is set to be enlarged to the western elevation of the dwelling to incorporate a store. The new porch would measure 2.3 metres by 1.5 metres.

The existing flat roof sectional garage is located to the rear of the dwelling on the western border of the site and measures 5.35 metres in length. Resultant of the erection of the single storey rear extension, the front of the garage is set to be demolished to allow access to the rear garden. The proposed garage would measure 3.95 metres in length.

An existing dwarf wall to the rear of the dwelling is proposed to be removed for the extension and re-positioned towards the north of the site to create a patio area.

A Solar tube is also proposed through the ceiling of the bathroom and positioned on the western roof slope. The tube would also be partially visible from the front and rear elevations.

The materials are proposed to match those used in the existing dwelling; a textured red multi brick for the walls, plain clay roof tiles for the roof and white upvc window and doors.

The application dwelling is a detached bungalow located to the north of Brookside and is immediately adjoined to the east and west by detached bungalows of a similar scale and style. The site is located within the settlement boundary of Burbage, as defined by the adopted Hinckley and Bosworth Local Plan (2001).

The application is not accompanied by any technical documents.

Planning History:-

10/00843/FUL: Erection of a single storey rear extension, replacement porch, partially demolished garage and erection of patio and dwarf wall. Appeal lodged against non-determination and pending.

Consultations:-

No comments from Head of Community Services (Land Drainage)

No objection from Burbage Parish Council

Site notice displayed and neighbours consulted.

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): 'Delivering Sustainable Development'

Local Development Framework Core Strategy 2009

Policy 4: 'Development in Burbage'

Hinckley and Bosworth Local Plan 2001

The site is within the settlement boundary of Burbage, as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: 'Design and Siting of Development'

Policy T5: 'Highway Design and Vehicle Parking Standards'

Supplementary Planning Guidance/Documents

The Council's Supplementary Planning Guidance (SPG): 'House Extensions'

The Council's Supplementary Planning Document (SPD): 'Sustainable Design'

Other Material Policy Documents

Burbage Village Design Statement (adopted June 2006)

Appraisal:-

The main considerations with regards to this application are the principle of development, siting and design, impact upon residential amenity, highway considerations and other issues.

Principle of Development

The site is located within the settlement boundary of Burbage, as defined on the Adopted Hinckley and Bosworth Local Plan proposals map and therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Siting and Design

Whilst the single storey rear extension projects out further from the dwelling than in the case of the two neighbouring dwellings, there is not considered a definitive or strict building line to the rear, only similar projections. As such it is not considered that the projection would be to the detriment of the character and appearance of the local area.

Immediate surrounding residential dwellings are bungalows and as such the single storey proportions proposed are considered acceptable in this setting. The single storey rear extension proposes a ridge height above that of the existing dwelling by approximately 0.45 metres. It is considered that by the very nature of the siting to the rear the extension will still appear subservient to the main dwelling and not detrimental to its character and appearance. The use of matching materials would also ensure that the extension appears subservient and in keeping with the character and appearance of the existing dwelling.

Whilst the extension will be higher than that of the existing ridge, it will be of a similar height to the adjacent

neighbouring dwelling No.289, and similar to an extension at No. 293. As such, not only would the scheme assimilate into the streetscene it would also not be considered an un-common feature within it. It is considered that the development would not be detrimental to the character and appearance of the streetscene or locality generally.

There are no significant alterations to the design of the garage and the enlargement to the porch is considered a visual improvement over that of the existing. The erection of the dwarf wall will not be visible within the streetscene.

In summary, by reason of siting, scale and design it is considered that the proposed extensions and alterations respect the scale and character of the existing dwelling and streetscene. It is therefore considered in accordance with Saved Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Impact upon Residential Amenity

The residential dwelling's most immediately impacted upon as a result of proposal would be No. 289 located to the east and No. 285 located to the west of the application site.

The Council's SPG on House Extensions states that single storey rear extensions will not normally be permitted if they extended more than 3 metres along the common boundary with an adjoining dwelling. Whilst the proposal projects from the rear of the application dwelling by 4 metres, given that No. 289's rear wall is already sited a metre deeper, this would result in a projection of 3 metres from the rear wall of the neighbouring dwelling. In addition, the proposed extension would be set off the boundary by between 0.3 – 0.4 metres. The neighbouring No. 285's existing footprint is also 1 metre deeper than the existing dwelling and would result in the application dwelling be sited 3 metres from the rear wall of the neighbouring dwelling. In addition the proposed extension would be set off the boundary by 0.4 metres with the neighbouring property being a further 0.85 metres from the common boundary.

There are varying land levels within the application site and neighbouring No. 289. Whilst the area occupying the common boundary is lower on No.289's side, the actual neighbouring dwelling then steps up approximately 0.30 metres higher than the application dwelling. In addition, both curtilages slope towards the rear of the site. As such the land levels would minimise the impacts of the extension upon the neighbouring dwelling.

In respect of overlooking, overshadowing and overbearing impacts upon the neighbouring No. 289 it is not considered that there would be any significant material impacts. There are no windows proposed in the eastern side elevation of the single storey rear extension and as such no overlooking would arise. In terms of loss of light to the neighbour's rear lounge window and rear amenity space and the issues of overshadowing, given the site's positioning facing south, the orientation of the sun would only result in any potential overshadowing/loss of light in the latter part of the day. However, given the proposals single storey nature it is not considered that this loss would be significant to sustain a reason for refusal. There is a distance of approximately 1.3 metres between the neighbouring No. 289 and the application dwelling and given the projection of 3 metres, as identified above together with the single storey nature of the extension, it is not considered that there would be any significant overbearing impacts on the neighbouring dwelling.

There are two driveways - a distance of approximately 4.5 metres between No. 285 and the application dwelling and the presence of a 1.2 metre wooden boundary treatment occupying the common boundary. By reason of the single storey extension's scale and projection it is not considered that this would result in any significant overlooking, overshadowing or overbearing impacts upon the amenities of the occupiers of the neighbouring dwelling.

It is not considered that the other alterations and extensions would result in any material impacts upon residential amenity due to their relatively minor scale and distances to the neighbouring dwellings. Furthermore, it is considered that there are no other neighbouring dwelling affected as a result of the proposals.

In summary, the proposal is considered to have minimal impacts upon the amenity of neighbouring residents, it is therefore considered in accordance with Saved Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Parking and Highway Issues

The application form states that the existing garage is no longer suitable for a normal length car and as such the application seeks to reduce the overall length of the garage. It is considered that there is already sufficient provision on site to park two vehicles.

In summary, it is considered that there is adequate provision for car parking spaces within the curtilage of the dwelling. It is therefore considered in accordance with Saved Policy T5 of the adopted Hinckley and Bosworth Local Plan.

Conclusion

In conclusion, the siting, design and scale of the proposals are considered acceptable and no material impacts have been identified, that would indicate that the proposal is not in compliance with Policy BE1. Accordingly, it is recommended that planning permission be granted, subject to the imposition of planning 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 as resultant of the design and scale of the proposal there are considered to be no material impacts on either residential or visual amenity, or highway safety.

Hinckley & Bosworth Local Plan (2001):- Policies BE1, T5.

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policy 4

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the details: Site Location Plan CND/001/0; Proposed Floor Plan CND/001/5A; Proposed Elevations CND/001/7A; Proposed Elevations CND/001/6; Proposed Roof Plan CND/001/11; Proposed Garage Plans and Elevations CND/001/9; Solar Tube Construction received by the Local Planning Authority on 18 March 2011.

3 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.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 of adopted the 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 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).

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