COMMITTEE EXTRACT

Committee Date:

Reference:- 09/00378/FUL **Parish:- Bagworth Parish Council**

Applicant:- Mr McKenna
196 Main Street
Thornton
Coalville
Leicestershire

Location:- 196 Main Street Thornton Coalville Leicestershire LE67 1AG

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for a first floor front extension and a porch extension to a previously extended dormer bungalow with A-symmetric roof. The application property comprises a brick built detached property of relatively modern construction, with joint dormer windows to the front, together with a two ground floor gables, one comprising the dining room and the other the garage. Accordingly the property has a staggered front building line. The property is stepped back a considerable distance from the road, and has an expansive block paved drive to the front. The front of the property faces north east. The adjacent property to the east is of similar design and age, but is stepped further back than the application property.

Surrounding properties comprise a range of styles, designs and ages and do not follow an established building line. Accordingly there is little in the way of definable residential character.

The application proposes a first floor gable, with forward facing window, which will project above, and in line with the existing ground floor gable to the east. This will extend bedroom 4. The porch will extend forward in line with the ground floor gable to the east. 2 Velux rooflights and a window and door are proposed. The materials will match those existing

Consultations:-

Leicestershire County Ecology are satisfied that no protected species were found on site during the ecology survey.

Environmental Health (Drainage) have no comments.

No comments have been received from:-
Parish Council
Neighbours

Development Plan Policies:-

BE1 - Siting and Design

SPG - House Extensions

Appraisal:-

The main issues are the impacts on the residential amenity of the adjacent property to the east, and on the character of the application property and street scene.

As the application property currently has an A-symmetric roof, with the shallow pitch to the front; despite it being stepped further forward than the property to the east, there are few impacts on loss of light/shading to the adjacent property. The proposed first floor extension proposes a gable which will

project in line with the existing ground floor gable. Despite this first floor projection, the application property is stepped off the common boundary by 1m, and is just over 2m from the adjacent property. Accordingly, resultant of this separation, and the fact that the front of the property is north east facing, although some loss of light will be caused to the front rooms of the adjacent property, this is not considered material.

In respect of windows, the SPG suggests there should be a separation of ?m where these face one another. In this case there is a separation of approximately 22m. Although this is slightly less than that stipulated by the SPG, as there is a road separating the properties in question, the relationship between the windows in question is considered normal and is therefore acceptable.

The SPG is generally unsupportive of forwardly projecting extensions, in order to protect the character of the street scene, and ensure that the principal property remains dominant. However in this case, due to the design of the proposal; in that its ridge is stepped considerably lower than that of the application property and its width is less than half the width of the front elevation, its proportions remain subservient to the principal. Further as the property has existing forward projecting front extensions, one of which projects considerably further than the proposal, despite the proposal being first floor, given that the property is stepped back from the road, and there is no uniform building line, the proposal is not considered to have a detrimental impact on the character of the street scene.

The proposed porch extension is of marginal scale, and although it will result in the distance between two principal windows being reduced, given that views from this will be largely screened by a mature tree to the front of the property, and a road separates the properties, there are considered no adverse impacts in terms of residential amenity.

Accordingly, based on the above the proposal in question is not considered to have any material impacts on either residential amenity or on the character of the street scene, to the contrary, the design proposed is considered to have a positive impact on the design of the property, and 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 would be in accordance with the development plan. Resultant of the design, scale and position of the development there are considered no material impacts on either visual or residential amenity or on the character of the street scene. Therefore the development is considered acceptable.
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.

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.

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).

5 List of plans used in the determination of this application:- Block Plan Scale 1:200; 'PLANS/SECTION/ELEVATIONS'

Contact Officer:- Eleanor Shaw Ext 5691 Date Printed: 3 September 2009