DELEGATED REPORT

Recommendation Made: 10 June 2010

Reference:- 10/00187/FUL **Parish:- Barlestone Parish Council**

Applicant:- Mr Percival
38 Newbold Road
Barlestone
Nuneaton
Leicestershire

Location:- 38 Newbold Road Barlestone Nuneaton Leicestershire CV13 0DZ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a first floor rear extension and loft conversion to No.38 Newbold Road, Barlestone. The application property is a narrow detached two storey dwelling that has been previously extended to the side and rear. The residential curtilage to the north, east and west is relatively confined. Three off-street parking spaces are provided in the section of the residential curtilage that fronts the highway. Access to the front of the house is by foot on a path along the driveway of 34 Newbold Road.

The dwelling is rendered, painted cream. The principal elevation faces north east. The roof of the existing rear extension is a dual mono-pitch, with the maximum vertical height of the wall exposed to Newbold Road. The site is sandwiched between an extensive garden area forming part of 26a Newbold Road and a section of the residential curtilage of 42 Newbold Road. To the rear is a two storey dwelling (No. 46) at a slightly lower ground level.

The application proposes to add a bedroom at first floor level where the existing double mono-pitched roof will be replaced by a gabled roof. As part of the loft conversion three velux windows will be inserted into the roof.

Consultations:-

No objection has been received from:-

Barlestone Parish Council
LCC Ecology Unit
Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

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

Policy BE1 states that planning permission for development proposals will be granted where they: complement or enhance the character of the surrounding area; avoid loss of open spaces and important gaps in development which contribute to the quality of the local environment; ensure adequate highway visibility and parking standards; do not adversely affect the amenities of neighbouring properties; incorporate landscaping to a high standard.

Policy T5 requires the application of highway design standards set out in the current addition of Leicestershire's County Council's "Highway requirements for development" for new development

proposals. It also requires the Authority to apply parking targets set out in Appendix D of the Local Plan.

Other Policy Documents

Adopted Supplementary Planning Guidance: House Extensions Design Guidance (SPG) reinforces Local Plan Policy BE1 in regards to design principles and provides guidance on the acceptable limits of extension.

Appraisal:-

The main considerations for the determination of this application are the design of the development and its impact on the character of the area and street scene, neighbours amenity and parking.

Design

The proposed gabled roof will lower the existing brick wall making the extension more appropriate in scale to the main dwelling. This will enhance the visual appearance from the street scene. In accordance with the house extension guidance, the proposed ridge line will be lower than the existing roof ridge, and the proposed eaves will be levelled to match the height of the eaves of the existing dwelling. Whilst the extension projects beyond the original side wall of the dwelling, extending above the existing lean-to and has a blank front elevation, given the siting of the dwelling and set back of the extension (8.5m) the design would not result in any significant harm to the dwelling itself nor the locality generally to warrant a refusal of planning permission on those grounds.

Impact on amenities

Another consideration in respect of this application relates to the proposed rear extensions impact upon the amenities of the occupiers of adjacent properties. It was noted during the site visit that there is a small velux window on the roof pitch of the neighbouring two storey side extension at No. 42. The House Extension SPG gives guidance on the distance where a habitable room is opposite a similar window in a neighbouring house. After discussions with the applicant it was agreed that obscure glazing would mitigate any overlooking from the proposed bedroom window on the side elevation into the smaller velux window.

The new window to be positioned on the extended side of the second storey extension is approximately 14 metres to a blank wall on the cross-gabled end of the opposite property (No. 46). This means that the distance is in conformity to the design guidance as stated in the House Extension SPG. A new proposed velux window will also be inserted on the rear roof to serve a bedroom in the loft and would be positioned further back from an existing window on the rear elevation wall.

In the original drawings a small window was proposed on the side elevation facing the garden area of property number 26a. Revised plans have since been submitted removing the small window in the en-suite toilet with a velux window on the roof. The two velux windows on the front elevation will be flat and aligned. The velux window serving the lofts en-suite toilet is smaller compared to the two velux windows serving the bedroom and will not be overlooking property 34.

Parking

As a result of the extension, the number of on-site car parking spaces will not be reduced. Local Plan Policy T5 requires the provision of three off-street parking spaces for a proposed four bedroom dwelling such as this. The dwelling has a rectangular plot for parking that fronts the highway and this space can currently accommodate two cars. Three car parking spaces were indicated by the applicant when asked for additional details. However, the provision of two car parking spaces is considered acceptable.

Conclusion

In conclusion the rear extension and loft conversion will not be unduly detrimental to the amenities of the occupiers of adjoining houses or gardens whilst the design of the development and the car parking arrangements are 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 and
Hinckley & Bosworth Borough Council Local Plan (2001) :-

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:

Drawing- 0014 B - Received on 28/05/2010

4 The window to be inserted in the side (road facing) elevation shall be obscure glazed and retained as such at all times thereafter.

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.

4 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property.

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 Bats, nesting birds, great crested newts and certain other species are protected by law. A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. 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.

Contact Officer:- Kevin Roeton Ext 5919 Date Printed: 21 June 2010