DELEGATED REPORT

Recommendation Made: 2 April 2009

Reference:- 09/00108/FUL **Parish:- Burbage Parish Council**

Applicant:- Mrs P Kerr
57 Burbage Road
Burbage
Hinckley
Leicestershire

Location:- 57 Burbage Road Burbage Hinckley Leicestershire LE10 2TS

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

The application property, 57 Burbage Road, Hinckley is a large detached dwelling set back from Burbage Road in a residential area comprising similarly large detached properties. The property is located within a large plot with the front elevation set back from the highway by approximately 35 metres. This property has an existing porch, which will be replaced by the proposed porch on the same foundations, with the same dimensions and materials.

The front elevation of the application property faces onto Burbage Road but not onto another residential property. The adjacent property to the south east, 59 Burbage Road is set forward of the application property by 8 metres. The rear elevation of adjacent property to the west, 55 Burbage Road, is also set forward of the application property by 16 metres.

Planning permission is sought for a porch extension measuring 1.7 metres by 1.4 metres with a mono-pitched roof with a maximum height of 3 metres. The slope of the porches roof will have the same pitch as the existing roof and when complete will form an extension to the existing roof slope. The proposed porch will replace the existing porch on the north western elevation of the forward projecting gable and will have the same external appearance as the existing porch.
The proposed porch will include a door on the elevation facing toward the road and includes 8 small windows with an additional 4 small windows aligned vertically on either side of the door. The other visible elevation also includes 8 small vertically aligned windows.

History

85/00273/4- Extension- approved- 08.05.85

81/00934/4- Extension and Alterations to Dwelling- approved- 09.10.81

80/01303/4- Extension to Property- approved- 06.10.80

Consultations:-

Burbage Parish Council have no objection to this application

The Borough Councils Environmental Health Officer has no comment on this application

No response has been received from neighbours

Development Plan Policies:-

Hinckley and Bosworth Local Plan
- BE1 (Design and Siting of Development)

SPG House Extensions

Appraisal:-

The proposed porch will have a floor area of 2.3 m2, will not exceed a height of 3 metres and would not stand with 2 metres of any boundary of the curtilage. As such this development constitutes permitted development under The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and does not require planning permission.

Although this development does not require planning permission a full application has been submitted for approval and as such this application will be assessed under Local Plan Policy BE1 and the House Extensions SPG.

The central concerns to address within this application relate to design with specific regard to scale, design, materials and architectural features, the impact of the development on the amenity of neighbouring properties and character and appearance of the street scene.

The proposed porch is screened from adjacent property 59 Burbage Road by the application property's projecting forward gable and will not impact on the light or privacy to this property. The other adjacent property, 55 Burbage Road, is set forward of the application property by 16 metres and situated 4.5 metres from the common boundary. These distances combined with outbuildings on the neighbours' side of the boundary screening the proposed porch and the single storey nature of the development would not create an impact on light or privacy to this property.

The design, materials and architectural features of the proposed porch will match those of the existing porch. The existing porch appears as an integral feature to this property with doors and windows to match those of the main dwelling. The mono-pitched roof extends seamlessly from the main roof slope and is acceptable for this property. The creation of the proposed porch to match the existing on the same footprint would have no additional impact on the street scene.

Overall with a condition requiring materials to match, this development would be acceptable in terms of design, impact on the street scene and neighbours amenity and this application is recommended for approval.

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 would not harm the character or appearance of the area, street scene or the living conditions of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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. List of plans used in the determination of this application:-
Drawing numbers 01 and 02

Contact Officer:- David Kiernan Ext 5898