DELEGATED REPORT

Recommendation Made: 16 June 2011

Reference:- 11/00418/FUL **Parish:- Peckleton Parish Council**

Applicant:- Mr Stephen Hopkinson
Glebe Cottage
Peckleton Common
Peckleton
Leicester

Location:- Glebe Cottage Peckleton Common Peckleton Leicester Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey extension to the rear of this semi-detached cottage.

The cottage is of two-storey design with single storey extensions to the side and rear. The dwelling is constructed from plain clay tiles and is finished in a rough soft yellow render with UPVC openings. The cottage is adjoined by another cottage of similar scale and height. The land to the rear of the site on which the extension is proposed sits approximately 0.5m in its ground level than the existing dwelling.

Relevant Planning History:-

07/00623/FUL ERECTION OF CONSERVATORY
03/01104/FUL EXTENSIONS AND ALTERATIONS TO DWELLING
87/01022/4 PROPOSED TWO STOREY EXTENSION TO COTTAGE

Consultations:-

No objection subject to notes to applicant:

Head of Community Services (Land Drainage)

No comments have been received from:-

Peckleton Parish Council
Ward Members

A site notice was displayed and neighbour notified. One letter of concern was received raising the following issues:

a) loss of light to ground floor bedroom window to Wayside Cottage
b) adequacy of disposal of surface water to rainwater goods and soakaway

Development Plan Policies:-

Adopted Core Strategy:-

Policy 24- Sustinable Design and Technology

Adopted Local Plan

BE1 - Design and Siting of the Development
NE5 - Development in the Countryside

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in this case are the impact of the proposal on the character and visual amenity of the surrounding countryside, potential impact on neighbour amenity and the principle of development.

Principle of Development

The site is located in the open countryside where there is a presumption against new development. However, policy NE5 of the Local Plan states that built development within the countryside is acceptable if it is for the extension of an existing building and providing that it is in keeping with the scale and character of existing buildings and it doesn't have an adverse effect on the appearance/character of the landscape.

The proposed development will be an extension to the existing dwelling and will be screened behind the existing dwelling. Although discussed in more detail in the subsequent paragraph of this report, the proposed extension in terms of its design and scale is generally considered to be subservient to the existing dwelling. The proposed development is for ancillary accommodation to an existing residential planning unit located in the countryside. Therefore the proposed extension is considered to be acceptable in principle and compliant with the requirements of policy NE5.

Character and Visual Amenity

The proposed extension has been designed and sited so that it appears subservient to the main dwelling. Although the land steps up by 0.5m at the rear of the site the proposed extension will be built into the slope so that its ridge height is level with the ridge height of the existing dwelling. This complies with the general principles contained in the SPG on House Extensions The extension will be screened behind the existing dwelling to the north by the adjoining dwelling to the east, by substantial mature trees (3m + in height) and by hedging along the north western boundary. Therefore the proposed two storey extension will be effectively screened thereby resulting in a form of development that is not considered to be harmful to the character or visual amenity of the countryside. By siting the proposed two extension to the rear of the dwelling will help to retain the existing dwelling as the main visual feature and within its setting in the countryside.

The materials of construction will be plain tiles and render to match the existing dwelling. In terms of its design and scale the proposed two storey extension will have a shallower roof pitch and its width will be approximately half the width of the existing dwelling. The proposed extension, by virtue of its scale, design and siting is considered to be in keeping with the scale of the existing dwelling.

Impact on neighbour amenity

The proposed two storey extension will be sited 1m in from the party boundary (east) with Wayside Cottage and its eastern elevation will follow the same angled profile as the boundary. This will allow the minimum set back space required for maintenance purposes and to ensure that all rainwater goods are located wholly on the applicant's land. There are no habitable room windows proposed along the eastern elevation of the extension. The two windows proposed along the eastern boundary will serve a hall and bathroom, both of which have windows shown to be obscure glazing to prevent overlooking to Wayside Cottage.

There is a separation distance of 8m from the eastern wall of the proposed extension to the western elevation of the two storey extension to the rear of Wayside Cottage. There is a habitable ground floor bedroom window along the western wall of Wayside cottage to the east. There are further windows along the southern and eastern elevations of Wayside Cottage that serve the same bedroom thereby allowing other sources of light. The SPG for House Extensions states that where the window of a habitable room faces a blank wall, the distance between them should not be less than 14 metres for two storey development. Whilst the proposed two storey extension fails to comply with the 14m separation distance set out in the SPG it is considered that the presence of two further windows along the southern elevation (of equal size) and to the eastern elevation still provide sufficient light penetration into the ground floor bedroom of Wayside Cottage.

A meeting was held with the owner of Wayside cottage and the case officer on 22 June 2011. A subsequent

letter of concern has been received in relation to issues with the method of surface water disposal through rainwater goods and via a soakaway system,which may be exacerbated by the topography of the surrounding land. It is noted that the disposal of rainwater via a soakaway at this site will be appropriately addressed through the Building Regulations where the applicant would be required to demonstrate through percolation tests and to the building inspector that surface water can be managed and disposed of without causing surface water flooding to the occupants of Wayside Cottage.

Conclusion

The proposed development, by virtue of its scale, siting and design is considered to be subservient in appearance to the existing dwelling, it doesn't result in demonstrable loss of residential amenity through the effects of loss of light or surface water flooding and the proposed extensions are not considered to be detrimental to the character or appearance of the countryside. The application is therefore recommended for approval, subject to 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. Resultant of the design, siting and material used there are considered no material impacts on either the visual amenity or character of the surrounding countryside, and due to the use proposed, the principle of development is considered acceptable in this countryside location.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5

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 submitted application details, as follows: A3/01/a, A3/02/a, A3/03/a A3/04/a A3/05/a, A3/06 received on 02 June 2011.

3 The materials to be used on the external elevations of the proposed extension shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority

4 The bathroom and hall windows to be inserted in the ground floor eastern 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 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 policies HE1 and NE5 of the adopted Hinckley & Bosworth Local Plan.

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 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).

5 The suitability of the ground for soakaways should be ascertained by using the test in B R E Digest No. 365 before development is commenced. The porosity test and soakaway design requires the approval of the Building Control Section. The soakaway must be constructed using concrete ring sections with a liftable cover or other approved materials to the satisfaction of the Local Authority.

6 Due to the proximity of the proposed extension to the party boundary with Wayside Cottage and the difference in ground levels you are advised that careful consideration should be given to the siting of the soakaway for surface water drainage purposes. The soakaway should not be sited along the eastern boundary with Wayside Cottage to prevent potential flooding to the adjoining property.

Contact Officer:- Scott Jackson Ext 5929