DELEGATED REPORT

Recommendation Made: 18 August 2008

Reference:- 08/00603/FUL **Parish:- Witherley Parish Council**

Applicant:- Mr Paul Broadhurst
15 The Coppice
Atherstone
Warwickshire
CV9 1RT

Location:- 2 George Fox Lane Fenny Drayton Nuneaton CV13 6BE

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is an application for extensions to a substantial detached individually designed dwelling occupying a plot close to the corner with Old Forge Road. The side of the existing garage which fronts the road is set back from the highway boundary by 18 metres. The north western side of the site is well screened by mature hedges. The dwellings in this part of the village are characterised as large detached dwellings in large plots.

The extensions consist of two storey front extensions, an attached double garage and a side dormer which forms an en suite bathroom. The agent has confirmed that there are no changes to the access with the highway.

Amended plans have been received which have amended the size and location of the side dormer with side cheek additional window. The agent has confirmed that the main window on the front of the dormer will be obscure glazed and restricted to 15 degree opening.

Planning History
None

Consultations:-

Director of Highways, Transportation and Waste Management (Highways) no objections subject to checking if access is to be altered
Director of Community Services (Ecology) notes the presence of bats in the vicinity

Witherley Parish Council comments that the extensions are large and overbearing and that there needs to be a variety of house types in the village scene. The height of the garage roof will take light from the public footpath, the dormer will overlook the neighbouring property. Second letter from Parish states comments still stand.

One neighbour objection received to the original scheme regarding the height of the proposed garage, the dormer facing Foxes Covert which may cause overlooking issues in garden and suggests retention of the hedge

Development Plan Policies:-

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

Policy BE1 of the adopted Local Plan seeks to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Planning permission will be granted where the development: complements or enhances the character of the surrounding area with regard to scale, layout, design, materials and architectural features; avoids the loss of open spaces and features that contribute to the quality of the local environment; ensures adequate provision

for off street parking for residents and visitors; does not adversely affect the occupiers of neighbouring properties.

Further guidance is provided within the Borough Council's Supplementary Planning Guidance on House Extensions. The guidance states that any extension must be subordinate in size to the existing house to ensure that it will be in visual harmony. Single storey rear extensions should not normally exceed 3 metres along a common boundary.

Appraisal:-

The main issues relating to this application are the impact of the proposed extension and replacement detached garage on the amenities of the occupiers of neighbouring properties and the appearance of the existing dwelling.

The two storey front extension on the southern side of the site has little impact on the neighbouring dwelling as it roughly lines up with the side of the garage and side elevation to that dwelling, there are no windows on the side of the neighbouring dwelling.

It is proposed to alter the existing garage into a room and to build a double attached garage to the front of the site, the proposed garage roof is slightly higher than the existing garage but has been designed to be in keeping with the roof design of the house.

The north western side of the plot is well screened and the impact of the extensions and garage will be mitigated by the existing hedge. The neighbour objecting to the original scheme is not directly affected by either the garage or dormer, the proposals are in line with the guidelines in the Supplementary Planning Guidance on household extensions. It is suggested that the hedge should be protected during construction and retained thereafter as it is an important feature close up to the footpath and within the streetscene.

Amended plans have been received which relocated the proposed dormer further along the roof which makes it more acceptable in visual terms. The Agent has confirmed that the main window will be obscure glazed and restricted its opening. The small window which faces to the rear is also considered to be acceptable.

The design of the front extensions do not materially affect the character and are in keeping with the design of the dwelling and given the size of the front garden area, will not be detrimental to the living conditions of neighbouring residents or the wider area.

Sufficient parking will be available to the front of the site to accord with current parking standards.

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, the design of the existing dwelling and the size and design of the extensions and alterations proposed, 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 does not materially affect the character of the dwelling, is not detrimental to neighbouring dwellings or the wider area and therefore would be in accordance with the development plan.
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 This permission relates to the application as revised by amended plan Drawing No JMD 53/1 received by the Local Planning Authority on 11 August 2008.

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.

4 The hedge on the north western boundary of the site shall be retained at a minimum height of 2.5 metres and protected during construction of the development hereby approved. If any of the hedge is destroyed or dies, a replacement shall be planted at the same place and that hedge shall be of such size and species, and shall be planted at such time, as maybe specified in writing by the Local Planning Authority.

5 The proposed dormer window to the north western elevation incorporating obscure glazing and limited opening shall be provided in accordance with the details shown on the amended drawing received by the Local Planning Authority on 11 August 2008. The obscure glazing/limited opening shall be provided prior to first use of the extensions hereby approved and shall thereafter be so maintained.

Reasons :-

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

2 For the avoidance of doubt.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 In the interests of visual amenity, to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

5 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 List of plans used in the determination of this application:-
Drawing JMD 53/1 received on 11/8/08, site plan, site location plan

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Louise Forman Ext 5682


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View from garden of

No 40.









