DELEGATED REPORT

Recommendation Made: 8 November 2011

Reference:- 11/00774/FUL **Parish:- Hinckley**

Applicant:- Ms S Bennett
35 York Road
Hinckley
Leicestershire
LE10 0RH

Location:- 35 York Road Hinckley Leicestershire LE10 0RH

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Planning permission is sought for a two storey side and single storey rear extension to 35 York Road, Hinckley.

York Road is a residential cul-de-sac with a mixture of bungalows and two storey dwellings. Number 35 is located at the head of the cul-de-sac and is a semi-detached two storey dwelling.

It is proposed to construct a single storey rear extension with a 3m projection and lean to roof. This would extend across the rear of the property and link with the existing single storey garage. The garage is located adjacent to the boundary and sited at an angle of 45 degrees to the dwelling. A two storey extension is proposed to the side of the dwelling, set back 3m from the front elevation with a lean to canopy to the front. The first floor is proposed to overhang the ground floor to allow vehicular access to the garage.

Relevant Planning History

00/00966/FUL	Extension to dwelling	Approved	23.11.00

Consultations:-

No objection has been received from
Head of Community Services (Land Drainage)

Development Plan Policies:-

Core Strategy- None relevant

Hinckley and Bosworth Local Plan

Policy BE1- Design and siting of development.
Policy T5- Highway design and vehicle parking standards

Supplementary planning guidance – House extensions.

Appraisal:-

The main issues for consideration are the impact of the proposal on the appearance of the street scene and the amenities of neighbouring residents.

Principle.

York Road is located within the Hinckley settlement boundary where the principle of development is supported.

Therefore subject to the compliance with other policies within the Local Plan the principle of development is acceptable.

Design

The two storey side extension has been designed to allow access to the garage. This has resulted in an overhang which would be supported by a pillar and supporting beam. The extension is set back from the front elevation by 3m at first floor and the ridge is lower than the existing ridge on the main property by 1m.

No 35 is located at the end of a residential cul-de-sac and the property is set back and angled to provide an end stop to the close. Due to the relationship with the neighbouring property the extension would not be prominent within the streetscene. The design and appearance is considered to comply with the guidance contained within the SPG on household extensions with the exception that the width is marginally over half the width of the existing property. However as this is marginal and due to the position within the streetscene the massing and appearance are considered acceptable. Therefore the proposal is considered to comply with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Residential Amenity

The proposed extension would extend 3m from the existing rear wall of the property. The single storey element complies with guidance within the adopted SPD and therefore it is not considered that the proposal would detrimentally affect the amenities of the occupiers at number 37.

The SPG recommend that two storey extensions do not project further than 2m beyond the rear elevation of a semi-detached dwelling when located adjacent to the common boundary. Whilst the application property is set further back than the neighbouring property, no. 33, the further back the extension extends the further away from the boundary it gets and the less the impact would be on the neighbouring residents.

The application seeks to replace the existing garage with one on the same footprint but a pitched roof rather than a flat roof. Whilst the proposal includes an increase to the roof height this is not considered detrimental to the amenities of neighbouring residents due to the orientation and distance from the rear elevation of no 33. As there is an existing structure on the boundary already, it is considered that this element of the proposal would not adversely affect the impact on neighbouring residents.

Conclusion

The design and appearance of the proposal complies with the SPG on design. It is considered that proposed projection from the rear elevation would not detrimentally affect the amenities of neighbouring residents. It is considered that the proposal complies with Policy BE1 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. By virtue of the scale and location of the proposed extension within the plot the proposal would not detrimentally affect the amenities of neighbouring residents and the design and appearance would not affect the streetscene. The proposed extension is therefore considered to comply with Policy BE1.
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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
11/75 01, 02a received 21.09.11

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.

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 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 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 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:- Sarah Fryer Ext 5682