DELEGATED REPORT

Recommendation Made: 26 August 2009

Reference:- 09/00552/FUL **Parish:- Hinckley**

Applicant:-

1 Tennyson Road
Hinckley
Leicestershire
LE10 0TH

Location:- 1 Tennyson Road Hinckley Leicestershire LE10 0TH

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application is for a single storey front extension across the whole of the frontage of this detached 1960's style dwelling. The proposal will provide an extended kitchen, hallway and new shower room. The garage will also be extended forwards but the rear will be partitioned to provide a habitable room. The proposal also shows other internal alterations to the ground floor layout. The existing flat roof to the garage will be increased in height which will also necessitate the relocation of the existing landing window higher level within the existing eastern elevation. The proposal also shows a decking area in the rear garden at a height of 0.5 metre.

Planning History

None.

Consultations:-

No objections received from:

Head of Community Services (Land Drainage)

Development Plan Policies:-

BE1
T5
SPG on House Extensions

Appraisal:-

Key issues for consideration are the principle of development, the design and the impact on the neighbouring dwelling.

The site is located within the settlement boundary for Hinckley and therefore there is a presumption in favour of development providing all other planning matters are adequately addressed.

Design

The existing garage is sited to the side of the existing dwelling, adjacent to the sites eastern boundary and alongside the rear boundary of No. 48 St Georges Avenue. The proposed extensions comprise a single storey front extension to the dwelling and raised roof level of the existing garage to the eastern elevation. the proposal is not over dominant and does not detract from the design and setting of the dwelling or the street scene generally. By way of its position and height, the proposal will maintain a subordinate relationship with the mass of the dwelling.

Impact on amenity

The property most affected by this development is No. 48 St Georges Avenue because the rear elevation faces the eastern side of the proposal however, the boundary is well screened and No. 48 has a sinlge garage located along this boundary so the effect of the proposal is not significant and will not have a material impact on the amenities currently experienced by the occupiers of that dwelling.

The window in the side elevation which serves the landing is to be relocated within the existing side wall to a slightly higher due to internal arrangments being changed, there will be no additional over looking caused by the change.

The proposed decking in the rear garden is 0.5 metre above the existing ground level. The existing 6ft boundary fencing and planting to the rear garden of No 50 St Georges Avenue should ensure that there is no significant over looking caused by the proposal.

The property provides ample off street in the form of two car parking spaces within the front garden area and the proposed garage.

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 be the detriment of highway safety, residential amenity or the character of the surrounding area.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

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:-
Block Plan. Location Plan. Drawings 09/69 01 and 05

Contact Officer:- **Louise Forman** **Ext 5682** **Date Printed: 10 September 2009**