DELEGATED REPORT

Recommendation Made: 26 August 2009

Reference:- 09/00585/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr & Mrs Thomas
7 Rodney Close
Hinckley
Leicestershire
LE10 1PA

Location:- 95 Hinckley Road Stoke Golding Nuneaton Leicestershire CV13 6ED

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for planning permission for a two storey side extension to a modest detached dwelling on Hinckley Road, Stoke Golding. The dwellings on Hinckley Road are of various styles and designs and have large front gardens. The original property has a hipped roof and there are single storey extensions to the rear, there is a side drive to the western side of the property where the extension is proposed. The proposal will provide an entrance porch, hall and store at ground floor level and an office and en suite at first floor level.

The site is flat. The property to the western side of the site is a bungalow.

Planning History

93/00170/4 Extensions to dwelling Approved 25.03.93

Consultations:-

No comments received from;

Head of Communtiy Services (Land Drainage) suggests note on permeable paving.

After initially requiring a survey, Director of Community Services (Ecology) recommends that the works be conditioned to the winter months and provision of a bat brick within the roofspace.

One neighbour had requested further information regarding the application but has since obtained this from the public access system.

Development Plan Policies:-

BE1
SPG on House Extensions

Appraisal:-

The main issues with regard to this application are the design and the impact on the nearest neighbouring property.

Design and Siting

The site is located within the settlement boundary for Stoke Golding, therefore there is a presumption in favour of development providing all other matters are addressed.

The extension proposed is set back from the principal elevation of the dwelling and is subordinate in height to the main ridge of the property. The rear of the proposed extension is flush with the rear of the rear elevation and lines through on the eaves height.

The roof of the proposal has been hipped to match the main dwelling, this is particularly important in this instance as the neighbouring dwelling is a bungalow and there will be very little space between the dwellings after development so therefore the hipped roof and graduation in height will help to ensure that the proposal does not over dominate the adjacent dwelling and assimilate the proposal within the street scene. The proposal includes a smaller dormer to the front elevation at first floor level which serves the proposed en suite. The position of the front door is under an overhang which forms an open porch arrangement. The proposal is considered acceptable in terms of design and does not have an adverse effect on the character of the area. It therefore accords with the Council's SPG on Household Extensions.

Residential Amenity

The nearest dwelling to the proposal is No 97, a bungalow which is located along the boundary with the application property. The side wall of the bungalow forms the boundary and has no windows which face the proposal. The bungalow extends beyond the rear of the application property.

The windows proposed for the rear elevation will not cause any significant over looking issues to neighbours.

Other Considerations

Due to the length of the front gardens, there is ample room for off road parking within the front of the site.

The Director of Community Services (Ecology) has suggested that conditions be imposed relating to timing of development and bat brick. however, these are not acceptable conditions to impose in planning terms and it is suggested that the standard watching brief note to applicant is more appropriate.

Due to the proximity of the dwelling to the boundary and the neighbouring dwelling, it is suggested that the note regarding The Party Wall Act be included.

Conclusion

It is considered that the proposal is in keeping in terms of scale and design with the existing property and will not cause detriment to residential amenity of the neighbour and not adversely impact upon the character of the area as such the 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 be to the detriment of residential amenity or the character and appearance of the street scene.
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 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 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.

2 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.

3 List of plans used in the determination of this application:-
Site location plan. Existing elevations and plans. Proposed elevations and plans

4 Bats, nesting birds, great crested newts and certain other species are protected by law. A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. 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.

5 The access drive and parking area should be constructed in pervious paving, with or without attenuation storage, depending on ground strata permeability.

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