DELEGATED REPORT

Recommendation Made: 24 October 2011

Reference:- 11/00610/FUL **Parish:- Groby Parish Council**

Applicant:- Mr Marelli Baker
15 Castell Drive
Groby
Leicester
Leicestershire

Location:- 15 Castell Drive Groby Leicester Leicestershire LE6 0DE

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for the demolition of an existing attached flat roofed garage and the erection of a single storey extension along the side, front and rear of this detached dwelling house.

The dwelling is constructed from red facing brick with grey interlocking roof tiles. The first floor level on the front elevation is rendered and painted in the colour white.

Planning History:

None

Consultations:-

No objection has been received from:

The Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Groby as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling, street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Groby, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Existing Dwelling and Street Scene

The proposed extension has a simple hipped roof design. A section of the garage projects 1.9 metres from the front elevation. The projecting garage is combined with the front porch to form a collective mass that extends 5.6 metres in width.
The marginal increase in the amount of mass on the front elevation does not significantly alter the dwellings prominence within the street scene. It is noted the properties along this side of Castell Drive are mixed and varied. Despite projecting from the front elevation in front of neighbouring properties it is not considered to be detrimental to the character of the street scene.

A small section of the roof pitch along the side of the dwelling house is recessed in the position of the first floor window. Two roof lights will also be inserted on the roof plane which are considered acceptable and will not harm the dwellings character.

To the rear of the extension is an open sided porch constructed from a brick pillar and UPVC glazed roof panels, which adjoins the main hipped roof element. The proposed use of facing brick and tiles on the rest of the extension matches the materials used on the existing dwelling and is therefore considered to be acceptable. The windows and doors match the style, size and proportions of those used on the original building.

Given its relatively small scale and simplistic hipped roof design that connects the front and rear projections of the extension to the main house, the proposal will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Neighbours Amenities

No. 13 Castell Drive is a detached bungalow located to the west of the applicant's property. The proposed side extension is off-set from the boundary line with no. 13 to allow room for guttering. It replaces the existing garage that includes a parapet wall with a maximum height of 3.4 metres. The existing garage is flush with the front elevation and projects 2.1 metres from the rear elevation.

In contrast, the proposed side extension will be 2.5 metres to the eaves and projects out 2.6 metres from the rear elevation. The side elevation wall is therefore 0.9 metres less in height than the existing garage reducing the amount of vertical mass along the boundary. Notwithstanding the marginal increase in projection of 0.5 metres to the rear of the property, the proposed extension projects less than 3 metres along the common boundary and is therefore in compliance with the SPG.

In relation to the front section of the side extension the proposed extension projects 1.9 metres from the front elevation wall which is considered acceptable under the SPG. It is noted the nearest section of no. 13 to the proposal is the garage. Given the design of the extension and its siting to the east of no. 13 with a side garage nearest too, the proposed development will not have a detrimental impact on the amenities currently enjoyed by the occupiers of that property.

Given the extension is 5 metres off-set from the boundary line with no. 17 Castell Drive it is not considered there would be any adverse impact on the residential amenities currently enjoyed by the occupiers of that property.

Highways

Although the proposed extension projects 1.9 metres from the front elevation wall there will be at least 6 metres to the highway. The front driveway will continue to provide adequate parking space for at least two vehicles. The internal dimension of the garage is 2.5 metres in width x 4.7 metres in length, and this is below the required width and length for it to be classified as a parking space.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan and the Council SPG on House Extensions and 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 by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & 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 in the construction of the proposed development shall be in accordance with the details contained in the application.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - LPA -02 - Received on 21/09/2011
Drawing - LPA -03 - Received on 21/09/2011
Drawing - LPA -04 - Received on 21/09/2011
Drawing - LPA -05 - Received on 21/09/2011
Site Location and Block Plan - Received on 21/09/2011

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.

3 For the avoidance of doubt and in the interests of proper planning.

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:- **Kevin Roeton Ext 5919**