DELEGATED REPORT

Recommendation Made: 22 September 2011

Reference:- 11/00682/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr & Mrs Travers
24 Brockhurst Avenue
Burbage
Hinckley
Leicestershire

Location:- 24 Brockhurst Avenue Burbage Hinckley Leicestershire LE10 2HG

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the rear of this semi-detached dwelling house.

The dwelling is constructed from stucco with brown brick quoin detailing and red plain clay tiles.

Amended plans have been received reducing the extent in which the extension projects from 3.7 metres to 3.4 metres from the rear elevation wall of the original house. No re-consultation of the amended plans has taken place.

Planning History:

03/00720/FUL – Erection of Conservatory – Approved on 13/08/2003

Consultations:-

No objections have been received from:-

Burbage Parish Council
The Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Burbage Village Design Statement

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 and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Burbage, 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

The proposal is to replace the existing conservatory with a single storey mono-pitched extension to the rear of the dwelling.

The design principles set out in the Burbage Village Design Statement require extensions to have a similar scale and design using materials compatible with the original building.

The proposal has a mono-pitched roof with stucco walls and concrete interlocking roof tiles. These materials are compatible with the main house. With regards to the scale of the proposed extension, it will extend the full width across the rear elevation with a stepped in section at 0.7 metres in width on the western side elevation and is relatively subordinate to the main house. The stepped in section gives the proposed extension a disjointed visual appearance.

Bearing in mind the proposal is positioned at the rear of the property, the conservatory will not harm the character of the existing dwelling or street scene and is therefore acceptable in design terms.

The proposal will result in the loss of the chimney stack. Given its position at the rear of the property and its height it does not contribute to the streetscape therefore is not significant.

Impact on Neighbour's Amenities

The proposed extension was originally shown to project 3.7 meters from the rear elevation wall of the main house.

No. 22 Brockhurst Avenue is to the east of the applicant's site and adjoins the applicants dwelling forming a semi-detached pair. To lessen the impact of the extension on No. 22 amended plans were requested. During negotiations with the agent, it was suggested the roof section along the east side elevation should be hipped. However the agent declined to make such an amendment but instead reduced the length of the extension. The amended plans now submitted show the extension projecting out 3.4 metres which is a 0.3 metres reduction in length in an attempt to mitigate the impact of the extension.

The proposal results in a greater mass (approximately 2.72 square metres) of elevation rising above the existing 2 metre high boundary treatment. Given the eaves height of the proposed extension will only be 0.2 metres above the existing fence line it is not considered that the proposed extension will have an overbearing impact or result in a loss of privacy.

No. 26 Brockhurst Avenue is a semi-detached dwelling house to the west of the applicant's site. Given the proposed extension is off-set from the boundary and the side elevation window serving the utility will be obscure glazed, no impact on residential amenities will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 0.3 metres by projecting 3.4 metres from the rear elevation of the dwelling, given the height of the existing boundary treatment and what is acceptable under Permitted Development, it is not expected that the extension will have an adverse impact on the amenities of the occupiers of neighbouring properties.

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 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 existing dwelling or street scene and would be in accordance with the development plan.
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 in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

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

Drawing - 11/44 01A - Received on 23/08/2011
Drawing - 11/44 03B - Received on 12/09/2011

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).

Contact Officer:- Kevin Roeton Ext 5919