DELEGATED REPORT

Recommendation Made: 21 April 2011

Reference:- 11/00148/FUL **Parish:- Groby Parish Council**

Applicant:- Mr K Stewart
9 Foxglove Drive
Groby
Leicester
Leicestershire

Location:- 9 Foxglove Drive Groby Leicester Leicestershire LE6 0DL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for the erection of a rear extension at 9 Foxglove Drive, Groby. The application property is a detached dwelling house with main hipped roof, a projecting gable on the front elevation and a mono-pitched side garage leading on to utility room. The external materials on the dwelling house comprises of red facing brick, upvc windows and plain tiles.

The property is within a modern cul-de-sac residential estate of varied housing styles. Wooden fencing approximately 1.8 metres in height encloses the rear garden, extending along the side boundary with dwelling No. 7, the rear boundary with dwelling No. 5 and the side boundary with No. 11.

The proposed rear extension will have the following dimensions, 3.9 metres in length x 5.2 metres in width x 2.5 metres in height to the eaves x 4.2 metres in height to the ridge.

Planning History:

99/00782/FUL - Erection of 26 Dwellings - Approved on 02/02/2000

Consultations:-

Neighbours notified.

No representations have been received for this application.

Development Plan Policies:-

Adopted Hinckley and Bosworth Borough Council Local Plan

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

BE1 (Design and siting of development)

Other Policy Documents

Adopted Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations for the determination of this application are the design of the extension and its impact on the existing property, street scene and neighbours amenities.

Design

The proposed extension is to be sited to the rear of the existing dwelling and is for a gabled roof design where the northeast roof plane will have the same roof pitch as the lean-to roof over the existing side utility and garage. The proposal will also have the same eaves height as the side utility room and garage section, and therefore will be an acceptable single storey continuation of the existing dwelling.

Although the roof on the main house is hipped there are two gable features on the front elevation of the property. This extension will introduce a subservient gable feature on the rear elevation. The proposed materials of brick, tiles, upvc windows and doors will be in keeping with the existing property. The proposal does not extend the full width across and therefore is not visually obtrusive to the main house in accordance with the House Extension Design Guide SPG. The proposal is considered to be a simplistic extension proportionate to the main house. It is considered the design of the extension will not have a detrimental impact on the character of the existing dwelling.

A roof light will be inserted on the southwest roof plane. Two windows will be inserted on the rear elevation which will match the style, size and proportions of those on the original house in accordance with the House Extension Design Guide SPG. French opening doors will be inserted on the side (southwest) elevation. The proposed materials of brick, tiles, upvc windows and doors are considered to be in keeping with the existing dwelling.

The proposal is at the rear of the property and will not be visible within the street scene.

Neighbours amenities

In order to protect the amenity of surrounding properties, in terms of loss of light, privacy, overshadowing and overbearing impact, the House Extension SPG advises that a single storey extension should project out no further than three metres along the common boundary line with an adjoining dwelling.

However, in this case, this is not applicable as the proposal is offset from the boundaries. Whilst the projection distances are ideal, the offset position from the boundary provides an opportunity for a greater extension to be acceptable without becoming overly dominant or having an adverse impact.

The proposed extension will be single storey and projects 3.9 metres from the rear elevation of the main house. Because the neighbouring property is set back approximately 2 metres from the applicants rear elevation, the proposed rear extension will therefore be 5 metres from the rear elevation of the utility room at No. 7. Despite this extra distance in projection, there will be a 2 metre off-set to the side elevation of No. 7. The eaves height will be 0.7m above the existing wooden fence line and the roof plane angled away from the boundary line which is considered to reduce impact on neighbours amenities. Given the off-set and the minimal amount of visible brick it is considered the proposed extension will not have an overbearing impact on dwelling No. 7.

Given the suns orientation and the proposed extension being due south west of No. 7, it is considered there will be a shallow shadow cast over a small section of the rear garden area during the afternoon. However, it is considered the impact of the shadowing will be minimal and not significant as it will only affect a very small section of the rear garden.

The rear elevation windows will be approximately 8 metres from the rear boundary line fencing with No. 5. It is noted there are no side elevation windows on this dwelling. Due to its relationship with No. 5 it is not considered the development will have a detrimental impact on the amenities enjoyed by the occupiers of No. 5.

French opening doors will be inserted on the side (southwest) elevation which is 7 metres offset from the common boundary line fencing with No. 11 therefore not considered to result in overlooking, loss of sunlight or have an overbearing impact on the amenities enjoyed by the occupiers of the neighbouring property at No. 11.

Conclusion

In summary it is considered that the proposed development will not have a detrimental impact on the existing

dwelling and would not adversely affect neighbours amenities.

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 harm neighbours amenity and would be of an acceptable design which does not adversely affect the existing dwelling or 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 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 - 11/002/01/1 - Received on 01/03/2011
Drawing - 11/002/02/2 - Received on 01/03/2011
Site Location Plan - 11/002/03/03 - Received on 02/03/2011

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