DELEGATED REPORT

Recommendation Made: 12 May 2011

Reference:- 11/00205/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr & Mrs Morris
43 Newstead Avenue
Burbage
Leicestershire
LE10 2JA

Location:- 43 Newstead Avenue Burbage Hinckley Leicestershire LE10 2JA

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks planning permission for a single storey mono-pitched roof extension to the rear of this semi detached dwelling.

The dwelling is constructed from sand faced stucco with blue brick quoins and red clay tiles to the roof. The dwelling has an existing two storey extension with a lean-to over the single storey section, and is followed by a rear conservatory which has a shallow roof pitch. The existing and proposed extensions have a combined length of 5.5 metres from the rear elevation of the main house.

Planning History:

05/00466/FUL – Extensions and alterations to dwelling – Approved on 06/07/2005

Consultations:-

Burbage Parish Council has not objected to this application.

Neighbours notified no representations received.

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 (SPD)

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 Dwelling

The proposed extension seeks to replace an existing conservatory of the same dimensions. Accordingly, there is no net gain in external floor space proposed.

The extension differs from the existing conservatory by way of its roof construction. The proposal includes a mono-pitch roof that abuts the southern elevation of the existing dwelling. The use of a mono-pitch roof to the rear of this dwelling maintains the character of the dwelling and is subservient to the existing dwelling. The proposal is therefore acceptable in terms of the design requirements of Policy BE1.

The proposed materials are considered to be in keeping with the main property. The overall design and scale is compatible with the original dwelling meeting the design principles set out in the Burbage Village Design Statement.

Impact on Neighbours

The proposed extension is off set but adjacent to the garden boundary with no. 41. The resultant effect of the revised roof design is that there is a greater mass (approximately 2.6 metres squared) of elevation rising above the existing 1.8 metre boundary treatment to the adjacent boundary and therefore a greater impact upon the amenities of the occupiers of no. 41 than the existing arrangement. On balance, and giving due consideration to the fact that there is a single storey extension to the rear of no. 41 adjacent to the boundary, no material impact upon amenity would arise from the proposal.

Due to its position inset from the boundary with no. 45 and the separation distance that exists to the rear to the adjacent dwelling on Nursery Gardens, the proposal does not result in any other material impacts upon residential amenity.

Accordingly, the proposal is compliant with the amenity requirements of Policy BE1 and the SPG.

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 policies BE1 of the Local Plan, the Council SPG on House Extensions and Burbage Village Design Statement 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 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 on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing unless previously 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 - 02 - Received on 21/03/2011
Site Location and Block Plan - Received on 21/03/2011

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).

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