DELEGATED REPORT

Recommendation Made: 1 December 2011

Reference:- 11/00102/FUL **Parish:- Hinckley**

Applicant:- Mrs Marion Cheneler
22 Leicester Road
Hinckley
Leicestershire
LE10 1LS

Location:- 22 Leicester Road Hinckley Leicestershire LE10 1LS

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING (RETROSPECTIVE)

Introduction:-

This application seeks retrospective full planning permission for a single storey extension to the rear of this end of row terraced house.

The dwelling is constructed from red facing brick and grey slate.

After carrying out a site visit amended plans have been received that show the correct dimensions of the rear extension and the insertion of one centrally located roof light, as built. The site location and block plan have also been amended to include the parcel of land to the rear of the site that forms part of the residential curtilage. Amended plans were re-consulted for a 21 day period.

Planning History:

None

Consultations:-

Site noticed displayed on 01/11/11 and neighbours notified.

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 Hinckley 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)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the 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 Hinckley, 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 extension has been constructed with a mono-pitched roof design which abuts the side of an existing two storey mono-pitched element to the rear of this terraced house. The use of red facing brick and grey slate tiles match the materials used on the main house and are therefore considered acceptable. Given its position at the rear of the property and its small scale that respects the character of the existing dwelling, the extension does not have any adverse impact on the street scene or the appearance of the dwelling itself and is therefore acceptable in design terms.

Neighbours Amenities

The extension projects 4 metres from the rear elevation wall.

No. 20 Leicester Road is located to the west of the applicant's site and forms part of the wider terrace row of properties along Leicester Road. It should be noted that no. 20 has a two storey projecting gable to the rear. The proposal falls short of the neighbours extension (no. 20) and therefore no adverse impact on residential amenities will arise. It is noted there are no side elevation windows on the neighbours projecting gable.

The New Plough Inn (PH) is located to the east of the application site. Bearing in mind the extension is sited to the side of the projecting two storey element to the rear of the applicants property, no adverse impact on the amenities of the Public House will arise.
The superseded site location plan shows a parcel of land to the rear that was not red edged. After carrying out a site visit it came to light this parcel of land forms part of the applicant's rear garden. Amended plans have now been received showing this section of the rear garden edged red. Bearing in mind there is tree cover in front of a 2 metre high brick wall along the rear boundary, it is not considered there will be any adverse impact on the amenities enjoyed by the the occupiers living at the rear properties along Charles Street.

Although the proposed extension exceeds the guidance contained in the SPG by 1 metre by projecting 4 metres from the rear elevation of the existing dwelling, given its siting between two rear extensions and the current boundary treatment, the extension does not have an adverse impact on the amenities of the occupiers of neighbouring properties.

Conclusion

The rear extension respects 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 Adopted 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 retrospective development by virtue of the scale, mass and design of the extension would not detrimentally impact on the character of the existing dwelling, street scene, neighbours amenities and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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

Drawing - LPA 01 Revision A - Received on 07/11/2011
Drawing - LPA 02 Revision A - Received on 07/11/2011
Drawing - LPA 03 Revision A - Received on 07/11/2011

Drawing - LPA 04 Revision A - Received on 07/11/2011
Site Location and Block Plan Revised - Received on 14/11/2011

Reasons :-

1 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