DELEGATED REPORT

Recommendation Made: 10 August 2011

Reference:- 11/00493/FUL **Parish:- Hinckley**

Applicant:- Mr & Mrs Dennis Nind
85 Leicester Road
Hinckley
Leics.
LE10 1LP

Location:- 85 Leicester Road Hinckley Leicestershire LE10 1LP

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey front extension to create a central projecting gable and a mono-pitch canopy roof together with a single storey side/rear extension involving the demolition of a flat roof garage. The proposals provide a feature entrance hallway and an ancillary office with storage in the roof space.

The dwelling is detached and constructed of red and blue multi bricks and red concrete interlocking roof tiles. It is sited within a large plot to the south east of Leicester Road and set back from the highway.

An amended plan has been submitted to change the window and door style to the front elevation of the proposed office, however due to the minor nature of the works, no re-consultation has taken place.

Relevant Planning History:-

07/00469/FUL	Extensions and Alterations to Dwelling	Approved	04.06.07
86/00802/4	Double Garage, Study, Lounge & Bedroom Extensions	Approved	04.09.86

Consultations:-

No objections have been received from Directorate of Chief Executive (Ecology)

No written response has been received at the time of writing this report from Ward Members or neighbours.

Development Plan Policies:-

National Planning Policy Guidance

Planning Policy Statement 9: Biodiversity and Geological Conservation

Adopted Core Strategy

No relevant 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
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document: Highways, Transportation and Development
Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the design of the proposed extensions and alterations and their impact on: the character and appearance of the existing dwelling and street scene; the amenities of the occupiers of neighbouring properties, highway safety and protected species.

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.

Design and Impact on Existing Dwelling and Street Scene

The proposed two storey front extension projects 2.5 metres from the main front elevation and creates a subordinate central projecting gable element that mimics and extends an existing gable feature in the front roof slope and includes window styles and brick quoin detailing that mirrors that of the existing dwelling together with corbelled eaves detail that adds quality to the design. The design also includes feature windows that accentuate the entrance to the dwelling and provides a focal point to the front elevation. The proposed mono-pitch roof to the left side matches an existing mono-pitch canopy to the right side of the proposed extension. Whilst the proposed single storey side/rear extension has a half hip design (in order to provide some storage within its roof space) that is not characteristic of the existing dwelling, the roof slope matches that of the main roof and the proposal is only single storey and is set well back (over 7 metres) from the main front elevation such that it is not a prominent feature. Overall, as a result of the siting, scale, design and appearance of the proposed extensions and alterations, including the proposed use of matching materials and complimentary render panels, they will not have any adverse impact on the character or appearance of the existing dwelling or street scene and are considered to comply with policy BE1 of the adopted local plan and the adopted SPG on house extensions. An amended plan has been submitted that addresses minor concerns raised in respect of the window and door style of the proposed office extension to reflect those of the existing dwelling.

Impact on Neighbours

The adjacent dwelling to the south east, 85a Leicester Road, is detached and set well back from the application dwelling and set off the boundary by approximately 4 metres with a flat roof garage set further back between the two properties. As a result of the separation and set back, the proposed front extensions and alterations will not have any adverse impact on the residential amenity of the occupiers of this dwelling. The existing flat roof garage of 85 Leicester Road, constructed along the boundary, is to be demolished and replaced with a single storey side/rear extension with 0.5 metre greater rear projection set just off the boundary. There is both a ground floor and a first floor side elevation window on 85a that face onto the proposed side/rear extension. Notwithstanding the marginal increase in its projection and increase in height, the proposed extension remains single storey in scale with a half hipped roof design that further reduces any potential overbearing impact on the windows and there is a separation distance of approximately 5 metres between the proposal and the windows. There are no side facing windows on the proposed extension and it will not result in any overlooking to or loss of privacy of the neighbouring dwelling. No objection has been received from the occupiers of the neighbouring dwelling. As a result of the siting, scale and design of the side/rear extension it will not have any adverse impact on the residential amenity of the occupiers of 85a Leicester Road.

As a result of the siting and separation distances from the boundary with the adjacent detached dwelling to the south west, 83 Leicester Road, and the similar building line, the proposed extensions and alterations will not result in any adverse impact on residential amenity of the occupiers of this property.

The proposals are therefore considered to be in accordance with policy BE1 of the adopted Local Plan in respect of impact on neighbours.

Impact on Highway Safety

Notwithstanding the loss of the existing garage, the proposals will retain adequate off-street car parking within the curtilage of the dwelling and no changes are proposed to the dual access which allows vehicles to enter and leave in a forward direction. As a result the proposals will not have an adverse impact on highway safety and are therefore considered to be in accordance with policies BE1 and T5 of the adopted Local Plan.

Impact on Protected Species

The Directorate of Chief Executive (Ecology) has no objections to the application but as the proposals involve works to the main roof space a watching brief for protected species has been requested in accordance with PPS9 and can be included as a note to applicant.

Conclusion

The proposals would respect the scale, character and appearance of the existing dwelling and street scene and would not have an adverse impact on the amenities of the occupiers of neighbouring properties, highway safety or protected species. The proposals are therefore considered to be in accordance with Planning Policy Statement 9 and policies BE1 and T5 of the adopted Local Plan and the Council's SPG on House Extensions and 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 its siting, design and appearance would not have an adverse impact on the character or appearance of the existing dwelling, the street scene, the amenities of neighbouring residents, highway safety or protected species and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 and T5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at 1;1250 scale, Block Plan at 1:500 scale; Proposed First Floor Plan Drawing No. 4260-0170 C received by the local planning authority on 23 June 2011 and Proposed Plans and Elevations Drawing No. 4260-0170 B Rev A received by the local planning authority on 10 August 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing dwelling and in accordance with the details submitted on approved plan Drawing No. 4260-0170 B Rev A unless previously agreed in writing with the local planning authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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.

Contact Officer:- Richard Wright Ext 5894