DELEGATED REPORT

Recommendation Made: 21 March 2011

Reference:- 11/00106/FUL **Parish:-**

Applicant:- Mr And Mrs S Beasley
31 The Common
Barwell
LE9 8BS

Location:- 31 The Common Barwell Leicester Leicestershire LE9 8BS

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for a two storey rear extension.

Application Proposal

This is a resubmission of a previously withdrawn scheme for a two storey rear extension. The Proposal comprises a gable, with ridge and eaves heights equal to those of the principal dwelling. The gable will span the majority of the width of the property, being set in 0.4m at either side. There will be brick header detail to the fenestration and brick coins. An external chimney stack is proposed to the north western elevation. A range of windows and doors are proposed to each elevation, including a central Juliette balcony to the rear. The proposal will be finished in brick and render. At ground floor the accommodation provided will comprise an open plan kitchen, sting room, a separate dining room and a utility room and cloakroom, and at first floor there will be two bedrooms, an en-suite and a bathroom.

Site and Surrounding Area

The property is a detached dwelling located on the north western side of The Common. The dwelling is traditional in style with a double frontage with a small projecting gable on the front elevation and side gables with chimney details. The existing roof has a fairly shallow pitch.

The site is located within the settlement boundary of Barwell. The area is predominantly residential with a variety of styles and sizes of dwellings in the locality. The area in front of the dwelling is used for off street parking within the site.

A street scene drawing has been submitted with the application.

History:

10/00981/FUL	Extensions and Alterations to Dwelling	Withdrawn

Consultations:-

No objection has been received from:-
Director of Environment and Transport (Highways)
Barwell Parish Council

Two neighbour letters of objection have been received these raise the following issues:-
Loss of light, adverse impacts on privacy, poor design in respect of scale of proposal, that the development is not in accordance with SPD in terms of its ridge height and that there are inaccuracies on the plans.

Development Plan Policies:-

Hinckley and Bosworth Local Plan 2001

Policy BE1: Design and Siting of Development

Policy T5: Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance / Documents

Supplementary Planning Guidance (SPD): House Extensions

Appraisal:-

The main considerations in this case are the principle of the development, impacts of the proposal on the residential amenity of the neighbouring properties, design and highway safety.

Principle of Development

As the property is situated within the settlement boundary of Barwell, in principle the development is considered acceptable subject to all other matters being adequately addressed.

Residential Amenity

In respect of privacy and overlooking there are windows proposed in each side elevation which will face neighbouring properties. There will be two ground floor windows, serving a dining room and sitting room and a first floor window serving a bedroom facing the side elevation of 29 The Common. There is a first floor bedroom window in the side elevation of number 29 facing the application property. In respect of the ground floor windows, views from these will be restricted by the existing boundary treatment and in respect of the first floor windows, these do not face one another, so there will be no direct overlooking.

Light will be lost to the bedroom window in the side elevation of the 29 The Common by way of the position of the proposal, however the relationship between the proposal and the adjacent property in terms of the proximity of their side elevations is commonly found within residential areas. The window affected is a primary bedroom window, however due to the position of the window serving bedroom 4, there will be no direct overlooking and thus the relationship between the two windows is considered acceptable. In terms of loss of light; there will be some loss of light to this room, however this is not considered material due to the projection of the proposal and the distance of the proposal from the common boundary

In respect of impacts on number 33 The Common, the proposal will project 3m past the original rear elevation of this property at a distance of 2m inset from the common boundary. However this property also has a ground floor rear extension and the proposal will only project 1m further than this. Accordingly, although there will be some loss of light to the rear amenity space of this property, by virtue of the distance of the proposal from the boundary, the small projection past the neighbours property, and the fact that the proposal is located to the north west of number 33, impacts are not considered material in planning terms. In respect of overlooking, the first floor windows proposed will serve a bathroom and an en-suite, and will be obscurely glazed and thus there will be no impacts of overlooking on the adjacent property. A ground floor kitchen window will face the common boundary, however resultant of the existing boundary treatment, there will be no views over the adjacent property. Accordingly there are considered to be no adverse material impacts in terms of either overlooking or loss of light on either 29 or 33 The Common Barwell.

Overbearing impact

As the proposal will project 7m past the rear elevation of the application property at two storey height, it must be considered whether it will have an overbearing impact on the adjacent properties. In respect of impacts on 33, as this is situated 4.5m from the common boundary, and the proposal will not be adjacent to the primary amenity space, impacts are not considered material. In respect of number 29, the proposal is opposite the side elevation of this property, which is a similar height and has a similar rear building line, further it is adjacent to the side driveway leading to a detached garage, and for these reasons any impacts are not considered material.

Design

Although large, the scale of the proposal has been reduced from that of the original application. In order to ensure extensions are compatible with and subservient to the principal property, the SPD on House Extensions suggests that they should be of a lesser scale than the main property, through for example the use of a lower ridge and eaves lines and be of a design which incorporates common architectural features and appropriate matching materials. In this case, the eaves and ridge line of the proposal will be aligned with that of the principal property and its footprint will be more than that of the original property. However, this said the property is situated on an extensive plot, having an area of 668m2 and a rear garden length of 65m. The proposal will not be visible from any public vantage points or within the street scene, due to the screening provided by the adjacent properties, and as it situated to the rear of the dwelling, and will have a rear building line similar to that of surrounding properties. Accordingly, on balance, although the proposal is not of a subservient scale to the principal property, by virtue of its position and the extensive size of the plot, it is not considered over development, and through the use of similar materials, fenestration and brick detailing it is considered in keeping with the main property. Accordingly its large size would not warrant refusal of the application.

Highways

Four off road parking spaces will be provided to the front of the property, which is considered adequate for the size of property proposed.

Conclusion
Despite the extensive scale of the proposal; resultant of its design, the layout of its fenestration, the extensive plot size and the use of similar materials and architectural detail to that of the main property, it is not considered to have a materially detrimental impact in terms of either residential amenity, through loss of light or overlooking, or on visual amenity or on the character of the street scene. Therefore on balance the proposal is considered acceptable.

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. Resultant of the design, siting and layout of the proposal there are considered to be no adverse impacts in terms of either visual or residential amenity or on the character of the street scene. Therefore the proposal is considered acceptable.
Hinckley and Bosworth Local Plan (2001): BE1, T5

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 dwelling 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: Drg Nos:- ss203; sp//05; received by the Local Planning Authority on the 15.02.11;OS Sitemap scale 1:500 received by the Local Planning Authority on the 6.4.11

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:- Eleanor Shaw Ext 5680