DELEGATED REPORT

Recommendation Made: 12 April 2011

Reference:- 11/00074/FUL **Parish:- Carlton Parish Council**

Applicant:- Mr Tom Alun-Jones
2 Shackerstone Walk
Carlton
Nuneaton,
Warks

Location:- Woodmill Congerstone Lane Carlton Nuneaton Leicestershire

Proposal:- DEMOLITION OF BUNGALOW AND ERECTION OF 1NO DWELLING, GARAGE AND WALL.

Introduction:-

Full planning permission is sought for the erection of a dwelling and garage following the demolition of an existing vacant bungalow.

The application proposes to create a detached two storey dwelling of three bed configuration and erection of a two storey detached double garage with office/store above. The existing bungalow occupies a footprint of approximately 164 square metres, the proposed dwelling intends to occupy a footprint of approximately 180 square metres, resulting in an increase in footprint of 16 square metres.

The application does not propose any alterations to the existing access from Congerstone Lane. The site is located within the settlement boundary of Carlton, as defined by the adopted Hinckley and Bosworth Local Plan.

Following concerns raised by officers additional plans have been received showing the first floor plan for the proposed garage and elevations of a proposed brick wall to the north of the site. The applicant has also confirmed that the erection of the wall will form part of the application but a greenhouse/summerhouse would not. Following the submission of additional plans, re-consultation was undertaken.

Amended plans entitled 'Front Pespective' have also been received which show a reduction in the size of the dormer windows proposed to the garage.

The application is accompanied by a Design and Access Statement which states that the proposed dwelling is to have the credentials of an eco house with the layout of the floor plans being largely derived by the environmental analysis.

Planning History:-

No planning history relevant to this application.

Consultations:-

No comments from Director of Environment and Transport (Highways)

No objections from:-

Carlton Parish Council
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.

Planning Policy Statement 3: (PPS3): Housing.

Local Development Framework: Core Strategy (2009)

Policy 13: Rural Hamlets

Policy 24: Sustainable Design and Technology

Hinckley & Bosworth Local Plan (2001)

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

Policy RES5: Residential Proposals on Unallocated Sites

Policy BE1: Design and Siting of Development

Policy T5: Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance/Documents

Supplementary Planning Guidance (SPG): New Residential Development

Appraisal:-

The main considerations with regards to this application are the principle of development, siting and design, impact upon residential amenity, highway considerations and other matters.

Principle of Development

The site is located within settlement boundary of Carlton, as defined on the Adopted Hinckley and Bosworth Local Plan proposals map and therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Siting and Design

Whilst the proposed dwelling would have a larger footprint than that of the existing bungalow and be larger in scale and mass, the immediate area is characterised by large detached two storey dwellings in large plots, as such the two storey proportions and the detached nature of the dwelling is considered acceptable in this location.

The proposed dwelling would be sited further south in the plot than the footprint of the existing bungalow. In terms of design, the proposal is of a contemporary design incorporating a prominent gable entrance feature with the addition of dormer windows and chimneys to add interest.

The size of the garage appears subservient in relation to the main dwelling and following the reduction in the size of the dormers, it is considered that the design of the garage is acceptable.

The scheme proposes an appropriately sized rear garden in accordance with the standards sets out the Council's SPG on New Residential Development.

In summary, the scheme is considered to be in accordance with Saved Policy BE1 of the Local Plan and with the principles outlined in the Council's SPG on New Residential Development.

Impact upon Residential Amenity

The residential dwelling most immediately impacted upon as a result of the proposal would be Field View located due east of the application site.

Whilst there has been an increase in the height from single to two storey, the new dwelling is sited further to the west of the plot in comparison to the footprint of the existing bungalow.

There is a distance of approximately 8.5 metres between the main dwelling and as such it is not considered that this would give rise to any significant overshadowing or overbearing impacts. In terms of overlooking there are windows serving a lobby and store at ground and first floor respectively, in the eastern elevation of the proposed dwelling. However, it is considered that by the very nature of the uninhabitable store room window which could also be fitted with obscure glass (secured by the imposition of a planning condition) that no overlooking should arise.

The proposed two storey garage would be sited in close proximity to the neighbouring dwelling, however there is a distance of some 2 metres between the neighbouring dwelling and proposed garage and presence of an existing 1.8 metre high close boarded timber fence which would provide some screening. There are 2 dormer window proposed within the front elevation, however it is not considered that there would be any direct overlooking.

It is not considered that there would be any impacts as a result of the proposed garden wall to the northern boundary of the site that intends to be constructed to a maximum height of 2 metres.

There are no other neighbouring dwellings impacts upon as a result of the proposal.

In summary, the proposal is considered to have minimal impacts upon the amenity of neighbouring residents. Accordingly the scheme is considered to be in accordance with Saved Policy BE1 of the Local Plan.

Parking and Highway Issues

The application does not propose any alterations to the existing access and retains the 4 no. off street car parking spaces. The Director of Environment and Transport (Highways) has no comments to make on this application. As such, the proposal accords with Policy T5 of the Local Plan.

Other Matters

Sustainability

Inline with Policy 24 of the Adopted Core Strategy, the residential unit to be constructed on this site will need to be constructed in accordance with the Building a Greener Future. This standard is inline with Building Regulations and therefore the development will automatically be constructed to this continually evolving standard.

The developments' layout and positioning has intended to fully utilise daylight and enhance solar gain. It is considered that the development is intended to incorporate measures to improve sustainability, over and above requirements sought through the planning process and as such is supported.

Conclusion

The principle of residential development in this location is considered acceptable. The contemporary appearance results in a unique development of interest. The proposal is considered acceptable in this existing residential setting and does not give rise to any significant material impacts upon residential amenity or highway safety. Accordingly the application is recommended for planning permission, subject to the imposition of planning 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 would be in accordance with the development plan as it is a well designed contemporary dwelling within an existing residential setting that would not give rise to any significant materials impacts upon residential amenity or highway safety.

Hinckley & Bosworth Local Plan (2001):- Policies RES5, BE1, T5

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policy 13, Policy 24.

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

2 Proposed Site Plan 1122 P (2) 03; Topographical Survey 1122 P (2) 02; Proposed Floor Plans 1122 P (2) 04; Proposed Elevations 1122 P (02) 05; Proposed Elevations 1122 P (02) 06 received by the Local Planning Authority on 15 February 2011 and additional details: Proposed Garage First Floor Plan 1122 P (02) 09 and Typical Wall Details received by the Local Planning Authority on 2 March 2011 and amended details: Front Perspective received by the Local Planning Authority on 8 April 2011.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwelling and garage shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4 The windows to be inserted at first floor in the east elevation (serving a store room) shall be fitted with obscure glass and shall be retained as such at all times thereafter.

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 BE1of the Local Plan.

4 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property, to accord with Policy BE1 of the 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.

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:- Ebbony Mattley Ext 5691