DELEGATED REPORT

Recommendation Made: 8 April 2011

Reference:- 11/00047/FUL **Parish:- Hinckley**

Applicant:- Mr And Mrs Evans
99 Ashby Road
Hinckley
Leicestershire
LE10 1SQ

Location:- 99 Ashby Road Hinckley Leicestershire LE10 1SQ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING TO FORM GRANNY ANNEXE

Introduction:-

This application seeks to obtain full planning permission for extensions and alterations to form a Granny Annexe at No. 99 Ashby Road, Hinckley. The application property is a detached gabled roof dwelling house with a step in the eaves height along the front elevation. An attached double garage is to the north side of the property. There is a single storey rear extension that projects 4 metres from the rear elevation of the main house that has not received planning permission, however, may well fall under permitted development in which case it has not been formally assessed. The dwelling is situated within a large plot along a section of Ashby Road with a mixture of bungalows and detached two storey housing styles.

A brick wall 2 metres in height runs along the boundary line with No. 103 at the front of the site and 1.9 metre high wooden fencing in the rear garden. The topography slopes in a westwards direction down the rear garden which has a large mature willow tree in the centre.

The proposal is to demolish the existing double garage and erect a two storey and single storey side extension. The extension will provide a garage with utility area at ground floor level which has direct access to the host dwelling together with an entrance hall and internal staircase that leads to a self contained flat at first floor level.

Planning History:

None

Consultations:-

No objection has been received from:-

Head of Community Services (Land Drainage)
Director of Environment and Transport (Highways)

Neighbours notified but no representations received.

Development Plan Policies:-

Adopted Hinckley and Bosworth Borough Council Local Plan

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

BE1 (Design and siting of development)
T5 (Highway design and vehicle parking standards)

Other Policy Documents

Adopted Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations for the determination of this application are the design of the Granny Annexe, its impact on the existing property, street scene and neighbour's amenities.

Design

The roof design reflects that of the existing property therefore is in accordance with the House Extension Design Guide SPG.

The ridge height on the side extension will be 0.3 metres lower than the ridge height on the main house whilst to ensure further compliance the ridge height on the projecting rear gable extension will be 0.5 metres lower. The first floor of the side extension will be set back 0.7 metres from the principal elevation wall with a lean-to roof above the garage section, making the extension look subservient to the main dwelling house at the front of the property.

A front door is proposed to provide a separate access to the Granny Annexe which allows independent living without having to enter via the main front door. However, it is noted and considered that the proposed extension will still be internally accessible from the main house and it is not a physically separate unit. The front door is considered acceptable for a Granny Annexe.

The facing brick and interlocking roof tiles are proposed to match existing. The proposed materials are considered to be in keeping with the existing dwelling. All windows and doors are considered to be characteristic of the main dwelling house.

To avoid being visually obtrusive in the street scene, the House Extension Design Guide SPG states that extensions should not exceed half the width of the existing house. In this case, the proposed extension will be marginally greater than half the width of the main house. Although it is considered the scale of the extension is large, the property itself is also large and on the basis that the extension will be subservient to the main house, it will not be overly visually prominent in the street scene. Due to the large plot an appropriate visual gap between the two properties will be retained.

The existing garage has a steep roof plane at the front followed on the rear roof plane by a gradual pitched roof in felt, which is not well balanced in visual composition to the main house. Although the proposed side extension is featureless with no fenestratation details on the side elevation, its subservice to the main house ensures acceptability. The proposed extension is considered to improve the visual appearance of the property on the front elevation.

Overall the design and scale of the proposed extension is not considered to have a detrimental impact on the character of the existing property or the street scene.

Neighbours amenities

In order to protect the amenity of surrounding properties, in terms of loss of light, privacy, overshadowing and overbearing impact, the House Extension Supplementary Planning Guidance (SPG) advises that a two storey extension should project out no further than two metres along the common boundary with an adjoining dwelling.

The proposed two storey rear extension will project 4 metres from the rear elevation wall of the main house. However, there will be a four metre off-set to the common boundary line with No. 103 and therefore it is not considered the proposed extension will have an overbearing impact to the detriment of that property. The neighbour's detached double garage finishes 2 metres before the end of the proposed extension and is therefore not considered to impact on any private amenity spaces within the large garden area of No. 103.

The two storey extension will project 2.5 metres from the rear elevation wall of No. 97, but will be positioned on the northeast side elevation, 10 metres in from the southwest side elevation of the main dwelling house of No.

99 therefore not considered to have an overbearing impact or result in the loss of light on the amenities currently enjoyed by the occupiers of No. 97.

The nearest windows at No. 103 serve a garage and the small side elevation windows on the main house will be approximately 14 metres away from blank walls therefore will not result in visual amenity issues or a material loss of light / overshadowing despite the extension being to the south of No. 103.

There are no first floor windows on the side elevation of the proposed extension that would allow for overlooking into the garden area of either No. 103 or No. 97.

Highways

The proposal retains garage space and would not result in the loss of parking space at the front of the property which is completely blocked paved covering an area of approximately 20m x 9m. Highways have stated that there is adequate parking to the front of the property.

Conclusion

In summary, it is considered that the proposed extension will not have a detrimental impact on the existing property or the streetscene. In addition, it is not considered the proposed development will adversely affect neighbours amenities and would not harm highway safety.

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 and would not harm neighbours amenity and would be of an acceptable design which does not adversely affect either the street scene or the existing dwelling and would not harm highway safety.
Hinckley & Bosworth Borough Council 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 annexe hereby permitted should be used as ancillary accommodation only and shall not be occupied independently.

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

Drawing - 3016-1 - Received on 26/01/2011
Drawing - 3016-2 - Received on 26/01/2011
Drawing - 3016-3A - Received on 31/01/2011
Drawing - 3016-4 - Received on 26/01/2011
Site Location Plan - Received on 25/01/2011

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 The siting of the annex hereby approved is inappropriate for a single dwelling and would be contrary to Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4 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 The existing single storey rear extension and alterations to the main house have not formed part of the determination of this application.

Contact Officer:- Kevin Roeton Ext 5919