DELEGATED REPORT

Recommendation Made: 27 February 2009

Reference:- 08/01140/FUL **Parish:- Hinckley**

Applicant:- Mr And Mrs J Gilchrist
51 Strathmore Road
Hinckley
Leicestershire
LE10 0LW

Location:- 51 Strathmore Road Hinckley Leicestershire LE10 0LW

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application to form a two-storey rear extension to replace a previous single storey kitchen extension built in 1976 under permitted development. This extension has recently been demolished.

The application property, 51 Strathmore Road, is a two storey, three bedroom, hipped roof, 1920's-1930's semi-detached dwelling in a residential street of similar character.

Adjacent properties 49 and 53 Strathmore Road share the same original building line as the application property however 53 Strathmore Road has a single storey rear extension projecting approximately 3 metres. 49 Strathmore Road has a small lean-to conservatory to the rear.

Planning permission is sought for a two-storey rear extension with hipped roof to re-form a kitchen at ground floor level and bedroom extensions at first floor level. The extension projects 3 metres from the rear set back from the western elevation by 0.2 metres spanning 4.3 metres across the rear elevation. The proposal includes French doors and a window at ground floor and two windows at first floor level facing into the garden with no windows facing either adjacent properties.

History
No relevant planning history

Consultations:-

No response has been received from neighbours

Development Plan Policies:-

Hinckley and Bosworth Local Plan
- BE1 (Design and Siting of Development)

SPG House Extensions

Appraisal:-

The application is to the rear and would not be visible from the street and as such this is not a concern to be addressed in this report. The central concern relating to this application is the impact of the development on neighbours' amenity.

Adjacent property 53 Strathmore has a single storey rear extension which spans 3 metres along the boundary. The proposed extension will also project this distance. Neither the proposed extension or neighbouring extension have windows on their side elevations and as such levels of privacy to 53 Strathmore would be retained. The ground floor of the extension will not impact on 53 Strathmore Road but the side elevation of the first floor level may have some impact on levels of light reaching the rear bedroom window of this property. This will be limited due to the north easterly direction of the

windows meaning only a small amount of light will be reduced from reaching these windows in late evening.
The property to the west of the site, 49 Strathmore Road stands 1.3 metres from the western elevation of the proposal and currently has a small lean-to conservatory to the rear. This separation distance is considered adequate to retain the amenity of this property.

Overall the proposal is considered to be acceptable in terms of design and neighbours amenity and it is recommended that planning permission be granted, subject to a condition requiring materials to match.

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 the character or appearance of the area or the living conditions of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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.

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.

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 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. List of plans used in the determination of this application:-
Drawing number- 4161

Contact Officer:- David Kiernan Ext 5898






