DELEGATED REPORT

Recommendation Made: 8 June 2011

Reference:- 11/00300/FUL **Parish:-**

Applicant:- Mr & Mrs J Berry
5 East Green
Barwell
Leicester
Leicestershire

Location:- 5 East Green Barwell Leicester Leicestershire LE9 8GH

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks planning permission for a two part projecting gable extension to the rear of this end terrace cottage.

The cottage comprises white painted rendered walls with plain roof tiles.

The proposal is similar to a scheme already approved however such a scheme was found to be unworkable as internally it does not allow enough headroom for a door into the new proposed bedroom.

Recent Planning History:

10/00791/FUL - Extensions and alterations to dwelling - Approved on 02/12/2010

Consultations:-

No objection has been received from:-
Head of Community Services (Land Drainage)

Neighbours notified no representations received

Site notice displayed on 28/04/2011

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Barwell 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

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Barwell, 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.

Impact on Dwelling and Streetscene

The proposal is for a two part projecting gable at the rear of the cottage. A lesser asymmetric gable and a greater projecting symmetric gable (as previously approved).

The lesser projecting gable is asymmetrical in design creating a disjointed appearance in relation to the character of the main house and the previously projecting gable. It projects 0.8 metres from the rear elevation wall and is to be set back from the main projecting gable. The combination of the two gable arrangement is somewhat unusual but maintains the design elements of the dwelling and is acceptable in design terms.

The new proposed windows have vertical emphasis and not horizontal emphasis as those have in the existing dwelling nevertheless they are more appropriate to the scale of the dwellings age and they are to the rear away from the streetscene and therefore are considered to be acceptable.

Neighbours amenities

No. 7 East Green is a detached dwelling house located to the south east of the site. Given the extension only extends 0.3 metres beyond the recommended 3 metre distance in the SPG and no windows will be inserted on the side elevation, it is considered the proposed extension will not have an overbearing impact or result in the material loss of privacy to the occupiers of no. 7.

Bearing in mind the extension will be to the north west of No. 7 and given the suns orientation it is considered that there will be no significant loss of light or overshadowing to the detriment of occupiers living at No. 7.

No. 3 East Green is located to the west of the application site and adjoins the applicant's cottage as part of the terrace row. The main projecting gable will fall short of the rear building line of the adjoining property by 0.6 metres and taking into account there is only a small obscure glazed window on the side elevation of No. 3, it is considered there will be no material loss of light or overshadowing to that property. The second part of the projecting gable will fall 0.8 metres short of the neighbour's bathroom window and therefore it is considered there will be enough room for window openings between the two windows without interference.

Car Parking

There is currently one car parking space positioned at the front of the property along the eastern side of the curtilage. The number of bedrooms will be increased from two to three where two spaces should be provided. However, due to the lack of space at the front of the property and the fact that the property is located within Barwell centre which benefits from local amenities and public transport connections, a reason for refusal would on the lack of one parking space would not be sustained. It is noted that East Green is a single one-way road.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 of the Local Plan and the Council SPG on House Extensions and is therefore 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 the scale, mass and design of the proposed extensions would not detrimentally impact on the amenities of neighbouring residents or the

character and appearance of the existing dwelling and the street scene and would not harm highway safety and would be in accordance with the development plan.
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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 2137 3 C - Received on 15/04/2011
Drawing - 2137 4 B - Received on 18/04/2011
Block Plan and Site Location Plan - Received on 15/04/2011

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 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 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Kevin Roeton Ext 5919