DELEGATED REPORT

Recommendation Made: 25 July 2011

Reference:- 11/00456/FUL **Parish:- Barlestone Parish Council**

Applicant:- Mr And Mrs Salt
38 Bosworth Road
Barlestone
Nuneaton
Leicestershire

Location:- 38 Bosworth Road Barlestone Nuneaton Leicestershire CV13 0HU

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for the erection of a garage and store to the side and rear of this detached dwelling house.

The application property is constructed form brown facing brick and grey concrete interlocking roof tiles.

An existing detached garage is currently sited in the rear garden.

Planning History:

06/00578/FUL – Extensions and alterations to dwelling – Approved on 29/06/2006

Consultations:-

No objection has been received from:-

Head of Community Services (Land Drainage)

One neighbour email received raising the following concerns:

a) Gap between proposed structure and their house should be no less than the indicated on the plan
b) Damp-course of blue bricks should not be built against
c) Removal of existing asbestos garage will be done by a company licensed for such work

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development

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, street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Barlestone, 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 Existing Dwelling and Street Scene

The proposed extension has a roof pitch that corresponds with that of the dwelling house at the front in concrete interlocking roof tiles followed on the rear roof plane by a gradual pitched roof comprising of corrugated sheets. The steeper roof element will be visible in the street scene with matching roof tiles and a roof pitch the same as the main house.

Given the proposed extension is set back 5.3 metres from the front elevation and its scale is subservient to the main house, the proposed extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Neighbours Amenities

The proposed extension will replace an existing garage. It will extend back three metres shorter (to the west) and extends forward 5.7 metres further (to the east) than the existing garage to provide a link to the dwelling house. The proposed extension projects 5.3 meters from the rear elevation of the neighbours extension (no. 36).

No. 36 Bosworth Road is located to the north of the applicant's property and is a detached dwelling house with a single storey study room extension projecting 1.9 metres from the original rear elevation wall.

The proposed extension is larger in scale in comparison to the existing garage and has a greater mass to both the existing garage and the garage scheme that was previously approved under planning reference 06/00578/FUL and will therefore have a greater impact upon the amenities of the occupiers of no. 36.

It has been noted that the proposed garage is due south of no. 36 and given the suns orientation, the extra mass will result in a shadow being cast in the late afternoon / evening. However, due to the single storey nature of the extension, it is not considered any shadow cast will be significant to warrant a successful refusal on the grounds of overshadowing.

Given the design of the extension and its single storey height, it is not considered that the proposal will have a detrimental impact on the amenities of the occupiers of that dwelling.

Due to its position inset from the boundary with no. 40 and the separation distance that exists to the adjacent dwelling on Avondale Road, the proposal does not result in any other material impacts upon residential amenity.

Highways

There is adequate parking provision for at least two vehicles at the front of the property.

Additional Issues

A neighbour has made it clear that the gap between the proposed structure and their house should be no less than that indicated on the plan. In response to this representation it should be noted the approved plan will be conditioned so that the development shall not be carried out otherwise than in complete accordance with the approved plan.

The original plan showed the roof would overhang on the rear elevation whilst the roof on the front elevation will be flush with the side elevation. To bring clarification on whether this was a drawing anomaly, an amended plan has been submitted showing the roof on the rear elevation to be flush to the side elevation with no overhang.

The issue raised by the neighbours with regards to building against the damp-course of blue brick on their

house is not a planning matter. Due to the closeness of the proposed extension to the boundary a note to applicant will be attached to the decision notice referring them to their responsibilities under the Party Wall Act.

The removal of asbestos during building works is covered by separate legislation and is not a material consideration in the determination of a planning application.

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 Policy 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 extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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 BE1 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 - 1055/01 A - Received on 28/06/2011
Site Location and Block Plan - Received on 07/06/2011

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