COMMITTEE EXTRACT

Committee Date:

Reference:- 11/00186/FUL **Parish:- Desford Parish Council**

Applicant:- Mr And Mrs P Satchwell
16 Hamble Close
Desford
Leicester
Leicestershire

Location:- 16 Hamble Close Desford Leicester Leicestershire LE9 9HH

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the demolition of the existing garage and car port and the erection of a single storey extension to the side of a semi-detached bungalow. The house is constructed from red brick with brown roof tiles.

The property is situated within Hamble Close which is a mix of detached and semi-detached dwellings both single storey and two storey set back off the road frontage.

Relevant Planning History.

82/00751/4 - Lounge Extension and Front Porch - Planning Permission - 01.11.1982
03/01313/FUL - Erection of Pitched Roof Over Existing Garage - Planning Permission - 19.12.2003

Consultations:-

No objections have been received from: -
Head of Community Services (Land Drainage)

At the time of writing the report no comments have been received from: -
Desford Parish Council
Ward Members
Neighbours
Site Notice

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Desford 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 for the determination of this application are the design of the extension and its impact on street scene and neighbours amenity.

Design and Scale.

In compliance with the House Extension Supplementary Planning Guidance; the proposed rear extension will have a gabbled roof with brown roof tiles to reflect the main house.

Impact on Street Scene.

The proposed extension will be sited on the eastern elevation of the dwelling fronting Hamble Close. It is proposed to demolish an existing garage and carport which extends out along the eastern boundary of the property. The proposed extension will be set off the boundary by 1.5 metres. Whilst the proposal is not subservient to the main dwelling with the ridge and eaves levels at same height as the existing given the alterations that have been carried out to both this and the neighbouring properties the development would not result in any unbalanced form nor result in a terracing effect. The proposed extension therefore, will not have an adverse effect on the street scene.

Neighbours amenity

Loss of Light and Overshadowing: The proposed extension is located to the north west of the adjacent two storey dwelling and therefore taking into consideration sun orientation, there will be no overshadowing from the proposal and limited loss of light to No 17. The extension is located to the west of No 15, bearing in mind the location of the extension and separation distance between the properties it is unlikely to cause overshadowing or loss of light to the residents at No 15.

Privacy: The existing arrangement of outbuildings on the application site consist of two garden sheds and a garage which are located along the boundary to No. 17. The proposed extension would be set off the boundary and would not include any side windows. The proposal also includes the insertion of a new velux rooflight on the front elevation and will provide limited opportunity of overlooking due to the height from the ground floor level. It is therefore considered that the proposal will not detrimentally increase levels of overlooking to No 17. Given the location of the extension and separation distance between No 15 and the application site it is not considered that the proposed extensions will have an affect on the occupiers of that dwelling.

Overbearing impact: The detached property has a separation distance to No. 17 of 1.5 metres and is separated by a fence approximately 1 metre high along the side boundary. Due to the proposed extension being set off from the boundary it is not considered that the proposal will have an overbearing impact on the occupiers of No 17. On this basis the relationship of the proposal with No 15 would not result in an overbearing impact.

Parking provision

Adequate off-street parking provision is available to the front of the site.

Conclusion.

The proposal would respect the scale and character of the existing dwelling and street scene and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 and T5 of the Local Plan and the Council SPG on House Extensions and is therefore recommended for approval subject to conditions.

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 side extension would not detrimentally impact on the amenities of neighbouring residents nor 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 and 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 accordance with the submitted application details: Site Location Plan to a scale of 1:1250 received 09 March 2011; Site Block Plan to a scale of 1:500 received 09 March 2011; Existing Plans and Elevations to a scale of 1:50 drawing number 1002/01 received 09 March 2011; Proposed Plans and Elevations to a scale of 1:50 drawing number 1002/03 received 09 March 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).

Contact Officer:- Jo Orton Ext 5666