DELEGATED REPORT

Recommendation Made: 27 September 2011

Reference:- 11/00620/FUL **Parish:- Hinckley**

Applicant:- Mrs Jill Burchnall
3 Glebe Road
Hinckley
Leicestershire
LE10 1HF

Location:- 3 Glebe Road Hinckley Leicestershire LE10 1HF

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the rear of this semi detached dwelling.

The dwelling has a cream rendered finish with grey roof tiles.

There is no relevant planning history on this property.

Consultations:-

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

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan.

The site lies within the settlement boundary of Hinckley 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 and on the amenities of the occupiers of neighbouring properties.

The Principle of Development.

The site is located within the settlement boundary of Hinckley, 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 will be replacing an existing lean to conservatory and flat roofed shower room which currently projects 3 metres along the boundary at its furthest point. Given the location, at the rear of the property and its lean to design, the 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.

Impact on Neighbours.

The proposed extension projects 3 metres from the existing rear elevation. No. 1 Glebe Road is located to the south east of the application dwelling and is attached, it has a single storey flat roof projection along its south eastern elevation. There are windows located on the rear elevation of the neighbouring property along with a side window in the flat roof projection facing the proposal. Given the design and projection of the existing development along the boundary and the design and projection of the proposal it is considered that it will not have a detrimental impact from what is already experienced by the occupiers of that dwelling.

No. 5 Glebe Road is located to the north west of the application dwelling and is detached. There are no windows which are visible from the side elevation of this property which will be affected by the proposed extension. The proposed extension is inset off the boundary by 0.8 metres along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

No. 17 A, 19 and 21 Forest Road are located to the south east of the application dwelling and are detached. They have relatively long rear gardens (approximately 25m) and the rear boundaries adjoin the side/rear boundary to the application site. Given the location of the proposal and proximity to those properties together with the height of the existing boundary treatment consisting of a boundary fence(1.5 metres and higher mature vegetation) no adverse impact on residential amenity will arise.

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 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 dwelling unless previously agreed in writing with the Local Planning Authority.

3 The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 drawing number MD-JB-3103 Rev B; Site Block Plan to a scale of 1:200 drawing number MD-JB-3104 Rev A; Existing and Plans and Elevations to a scale of 1:50 drawing number MD-JB-3101 Rev A; Proposed Plans and Elevations to a scale of 1:50 drawing number MD-JB-3102 Rev A.

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:- Joanne Orton Ext 5666