DELEGATED REPORT

Recommendation Made: 14 June 2011

Reference:- 11/00356/FUL **Parish:- Groby Parish Council**

Applicant:- Mr & Mrs Robinson
21 Woodbank Road
Groby
Leicester
LE6 0BP

Location:- 21 Woodbank Road Groby Leicester Leicestershire LE6 0BP

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a single storey rear extension with a study room and garage to the side of this detached dwelling house.

The application property is constructed from facing brick painted in yellow and brown pantile roof tiles.

Planning History:

90/00092/4 – Two storey and single storey extension – Refused on 24/04/1990
90/00633/4 – Extension to dwelling – Approved on 29/06/1990

Consultations:-

Neighbours notified and site notice displayed on 19/05/2011

No objections have been received from:-
Groby Parish Council

One neighbour objection received objecting on the following grounds:-

a) Raising the roof and adding a pitched roof will affect structure of their garage
b) Raise roof will obstruct light from their driveway/kitchen window
c) Explanation regarding structural changes along the boundary
d) Where will the guttering be placed
e) Why does property require two studies
f) Are these plans to use this residence for commercial purposes

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Groby 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 Groby, 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 proposal is for a mono-pitched roof rear extension which abuts the side elevation of an existing hipped roof extension to the rear of the dwelling. The proposed rear extension falls 0.6 metres behind the existing hipped roof extension. Given its position at the rear of the property and its small scale that respects the character of the existing dwelling, 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.

The works to the garage and study to the side of the property involves a minor increase in height of the existing garage. The works include the addition of mono-pitched roof sections on both front and rear. On balance whilst the design approach is simplistic it does not result in an adverse impact on the street scene, and is therefore acceptable in terms of the design requirements of Policy BE1.

Impact on Neighbours

No. 19 Woodbank Road is located to the south east of the application site and is a detached, two storey dwelling house with a set back garage. The proposed garage and study extension will project 4.3 metres from the rear elevation wall of the applicants house which is 1.3 metres further than the existing garage.

The resultant effect of the revised roof design, increase in height and extra projection results in a greater mass of elevation to the adjacent boundary in relation to the existing situation and therefore a greater impact upon the amenities of the occupiers of no. 19. Nevertheless, at its maximum height the proposed new garage will only be one metre higher then the neighbours garage. It is noted the rear elevation of the proposed garage / study will fall 3 metres short of the rear elevation of the neighbours garage.

In response to the representation objecting on the grounds that the height of the proposed garage will obstruct light to the driveway and kitchen window of no. 19, this has been noted. However it has been considered that the proposed garage is set back 1.5 metres from the front elevation of no. 19 where the secondary kitchen window (obscure glazed) is to the side elevation close to the corner of the house. Bearing in mind the window serves a non-habitable room, the siting of the proposal is to the north west of no. 19 and taking into account the suns orientation, it is not considered to result in any material loss of light or overshadowing.

On balance, and taking into consideration the fact that there are no primary windows on the side elevation of no. 19 and the extra 1.3 metre projection is to the side of the neighbours garage, no other material impact upon amenity would arise from the proposal.

No. 23 Woodbank Road is located to the north west of the application site and is a detached, two storey dwelling house. Given the proposed rear extension falls 0.6 metres short of the existing rear wall of the hipped roof rear extension and the garage will be in line, no adverse impact on amenities will arise to the detriment of the occupiers living at no. 23.

Accordingly, the proposal is compliant with the amenity requirements of Policy BE1 and the SPG.

Additional

An objection was made on the basis that the proposed extension along the boundary will affect the structure of the neighbour’s garage and result in overhang of guttering. It should be noted the garage roof will be flat therefore no need for guttering. There is separate legislation to boundary matters and a note to applicant referring them to the Party Wall Act will be attached to the decision notice. In response to concerns about why two studies are needed and whether the residence will be used for commercial purposes, this is noted. The application has been submitted on a householder application form to be incidental to the main dwelling house.

Every application must be determined on its merits and a separate application would be required to convert the building to a commercial premises and this would be assessed on its own merits at that time.

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 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 extensions would not detrimentally impact on the amenities of neighbouring residents, the character and appearance of the existing dwelling or 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 1818-01-A2 - Received on 09/05/2011
Drawing - 1818-02-A2 b - Received on 09/05/2011

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