COMMITTEE EXTRACT

Committee Date:

Reference:- 08/00856/FUL **Parish:-**

Applicant:- Mr Paul Hodgson
25 Middlefield Lane
Hinckley
Leics.
LE10 0QZ

Location:- 25 Middlefield Lane Hinckley Leicestershire LE10 0QZ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is a detached hipped roof property that stands someway back from Middlefiled Lane. The property's set back position is somewhat uncharacteristic within the stretch of the lane, where most properties, including those either side are set further forward. The property has a detached garage to the rear and driveway parking for at least three cars.

This application proposes the erection of two storey extension to the side and the rear of the dwelling and single storey extensions to the front, side and rear. The two storey extension extends up to the boundary shared with the adjacent dwelling and extends for a distance of approximately 9.3m along the boundary.

Consultations:-

None

Development Plan Policies:-

BE1
SPG on House Extensions

Appraisal:-

There are two principle issues with this proposal. That of the design and the impact the proposal will have on residential amenity.

The design of the proposals is such that it maintains the character of the existing dwelling, by virtue of it hipped roof form and fenestration detail. The two storey extension by way of its position to the side and rear of the property is such that it appears subservient to the mass of the existing dwelling from the street, however when the side elevation is seen from the adjacent dwellings curtilage it appears large and imposing as it is constructed abutting the boundary between the properties. By way of its siting adjacent to the boundary and due south of the adjacent dwelling, the mass of the two storey element results in a visually dominant and overbearing built form, that will restrict a degree of daylight to the private rear elevation of the adjacent dwelling no.27. The culmination of the siting, mass and scale is such that the proposal will be to the detriment of the amenities of the neighbouring dwelling.

The single storey extension to the front, side and rear elevation, alone do not raise any design or amenity concerns but when considered alongside the two storey extension, result in a built form that is unacceptable in terms of residential amenity.

In the absence of any objection letter from the occupiers of no.27, one must assume that the neighbours are at ease with the proposal or misunderstand any potential impact, however it is the role of the local planning authority to safeguard residential amenity no only for current owners and

occupiers but also for future ones and the wider public interest. The issue of precedent also need due consideration.

RECOMMENDATION :- REFUSE, for the following reasons :-

Reasons :-

1 The proposed two storey extension, by virtue of it siting adjacent to the site's boundary, its position due south of no.27 Middlefield Lane, and is scale and mass, in particular its rear projection along the boundary, would result in a unacceptable form of development. It is considered that the extension will result in a overbearing built form to the adjacent occupiers, and a material loss of natural daylight to the rear elevation and private garden area to the rear of no.27. In these respects the proposal is contrary to Policy BE1 of the Adopted Hinckley and Bosworth Local Plan and the Council's Adopted Supplementary Planning Guidance on House Extensions.

Contact Officer:- James Hicks Ext 5762