DELEGATED REPORT

Reference:- 11/00777/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr Kelvin Hill
74 Sherwood Road
Stoke Golding
Nuneaton
Warwickshire

Location:- 74 Sherwood Road Stoke Golding Nuneaton Leicestershire CV13 6EE

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for the insertion of replacement dormers on the front and rear elevations of this semi-detached dormer bungalow.

The proposal also involves the insertion of a roof light on the side elevation roof plane on the main house.

The dwelling comprises of white rough textured rendered walls, brown interlocking roof tiles and UPVC dormers with felt roof.

Planning History:

00/00123/FUL – Extension to dwelling – Approved on 15/03/2000
98/00855/FUL – Front dormer and rear extension to bungalow – Approved on 09/12/1998

Consultations:-

Site notice displayed on 22/11/2011 and neighbours notified.

No representations have been received for this application.

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Stoke Golding 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

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 Stoke Golding, 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. The proposed dormer on the front elevation will replace an existing flat roof dormer which received planning permission under reference 98/00855/FUL.

Impact on Existing Dwelling and Street Scene

The application can be broken into two parts, a proposed dormer to the front elevation and a dormer to the rear elevation.

The first part of the proposal is for a replacement dormer to the front of the property which differs from the existing dormer by way of its size and form. The proposed front dormer has a triangular form. The ridgeline of the proposed dormer will remain level with the main ridge. A projecting triangular dormer results in a reduction of mass, which enhances its visual appearance in the street and becomes more integrated with the main house. The proposed use of tiles and UPVC cladding are considered to be compatible with the materials used on the main house. Its design is such that it remains subordinate and maintains the character of the existing dwelling without harming its character and is therefore acceptable in the street scene. This element of the proposal is therefore acceptable in terms of the design requirements of Policy BE1 and the House Extension SPG.

The second part of the proposal is for a replacement dormer to the rear of the property which differs from the existing dormer by virtue of its dimensions. It covers the vast majority of the west rear roof plane by projecting 3.7 metres from the ridge of the main house and extends 3 metres along the roof plane on the existing one and a half storey extension projecting out 1.8 metres from the ridge. The replacement dormer has a flat roof design and this is considered an acceptable design.

The dormer is considered to be large in scale and will result in extra vertical mass on the rear elevation. Nevertheless, it does not exceed the height of the original roof in accordance with the House Extension SPG and will be sited to the rear of the dwelling sufficiently tucked away by existing development. The existing dwelling has a large one and a half storey extension that extends the full width across the rear elevation and this element will retain its prominence.

It is noted that bungalows along Sherwood Road have had loft conversions with large dormer windows on the rear elevation. Furthermore, the proposed dormer would be Permitted Development and as such the refusal of the proposal on design grounds would be without merit as the applicant would legitimately be able to construct.

On this basis, it is considered the proposed rear dormer will not adversely detract from the architectural character of the main bungalow. Although the proposed rear dormer is not subservient to the main bungalow, by virtue of its siting to the rear of the dwelling and the existing built form to the rear of the bungalow and surrounding bungalows along Sherwood Road, the proposal will not have an adverse impact on the character of the existing dwelling or street scene and is therefore acceptable in design terms.

An additional roof light will be inserted into the side (east) elevation roof plane of the main bungalow. It is noted the insertion of a roof light on the existing dwelling could be done installed under Permitted Development without the need to apply for planning permission.

Neighbours Amenities

The rear dormer on the roof plane of the applicant’s rear extension projects 3 metres beyond the rear elevation of the adjoining bungalow (no. 72). The vertical mass from the side elevation of the dormer will be off-set from the common boundary line by 1.3 metres. Bearing in mind its minimal projection and its off-set from the boundary there will be no overbearing impact on no. 72. Given the proposed dormer will be to the east of no. 72 and there is already existing development in the form of the applicants rear extension, it is not considered to result in any significant loss of light or overshadowing.

A window serving a staircase will be inserted into the side (west) elevation of the rear dormer and would overlook the neighbouring semi-detached bungalow. Given that the window only serves a staircase, and is not to a habitable room there is no resultant impact on residential amenity.

The proposed window on the rear elevation of the rear dormer is inset on the dormer and will not allow for any direct overlooking into the rear garden of no. 72. The window will serve an upstairs toilet, which are commonly obscure glazed. It should also be noted that it is not uncommon for there to be some minor overlooking in a

residential estate such as this. It is considered any overlooking into the rear garden of no. 72 from this window would not result in any material loss of privacy.

Given its siting on the roofplane of the rear extension and main house, the proposed rear dormer will not have any adverse impact on the amenities currently enjoyed by the occupiers of no. 76 Sherwood Road.

Conclusion

The proposed dormers would respect the scale and character of the existing dwelling and would not harm the appearance of the street scene. The proposal would also 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 Adopted 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 dormers 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 in the construction of the proposed development shall be in accordance with the details contained in the application.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - EKH0911-3 - Received on 06/10/2011
Drawing - LPKH0911 - Received on 06/10/2011
Drawing - BPKH0911-2 - Received on 06/10/2011

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.

Contact Officer:- Kevin Roeton Ext 5919