DELEGATED REPORT

Recommendation Made: 11 August 2011

Reference:- 11/00520/FUL **Parish:- Groby Parish Council**

Applicant:- Mr D Kowalzuk
14 Pine Tree Avenue
Groby
Leicester
Leicestershire

Location:- 14 Pine Tree Avenue Groby Leicester Leicestershire LE6 0EQ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a first floor side extension and a ground floor extension to the front of the dwelling.

The dwelling is constructed from red brick and grey concrete tiles.

An amended plan was received on 22 August 2011 showing the setting back of the first floor extension 1m from the front elevation of the dwelling.

Relevant Planning History

03/00107/FUL	Two storey side single storey rear extension to dwelling	Approved	24.03.03
03/00822/FUL	Extension to side and rear of existing house	Approved	21.08.03

Consultations:-

No objections have been received from Head of Community Services (Land Drainage) and Groby Parish Council.

At the time of writing the report no comments have been received from: -

Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

No 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 and on the amenities of the occupiers of neighbouring properties.

Principle of Development

The site is located within the settlement boundary for Groby, as defined in the 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 first floor extension is of the same ridge height and depth as the existing dwelling. In its initial form the proposed first floor extension, by virtue of its design, height and scale doesn't appear subservient to the existing dwelling and doesn't comply with the council's SPG on house extensions. Therefore in order to comply with the SPG on house extensions an amended plan was received on 22 August 2011 showing the setting back of the first floor extension by 1m from the front elevation of the dwelling.

The dwelling on the adjacent site (16 Pine Tree Avenue) has a first floor extension on its western elevation which will face onto the proposed first floor extension. However the potential for a terracing effect is mitigated by the existing 2m gap between the dwellings. It should be noted that there are a number of examples within the same street where a first floor extension over the garage has been carried out, these include 4, 7,15, 16, 18, 20, 24 27, 28, 29 and 31 Pine Tree Avenue. For this reason the proposed first floor extension is not considered to be out of keeping with the character and appearance of the Pine Tree Avenue street scene.

The proposed ground floor extension will bring it in line with the existing porch projection to the front of the dwelling. This will result in the full width of the front of the dwelling being covered by extensions at ground floor level. However these proposed extensions, with the inclusion of a bay window projection at ground floor level reflects the character and appearance of a number of dwellings along the Pine Tree Avenue frontage which have identical extensions. This includes the adjoining dwelling (12 Pine Tree Avenue) and the adjacent property (16 Pine Tree Avenue), thereby resulting in a form of development that is in keeping with the character and appearance of the immediate street scene. In terms of its appearance the ground floor extension will continue the existing roof line and front elevation of the porch projection across the remainder of the width of the dwelling, thereby providing a unified appearance to the dwelling.

Impact on Residential Amenity

The proposed first floor side extension will extend to the existing rear wall of the dwelling and not over the ground floor rear extension that has been constructed more recently. Therefore this extension will not protrude beyond the rear elevations of 16 Pine Tree Avenue, thereby meaning that there will be no perceived loss of residential amenity through overshadowing or an overbearing impact. This extension will face onto the blank gable of 16 Pine Tree Avenue, thereby resulting in no loss of light to its windows.

The proposed ground floor extension to the front elevation will be in line with the existing porch projection and will extend no closer to the highway footpath. The nearest window on the front elevation of 16 Pine Tree Avenue is the lounge window (bay window) located 8m to the south east from the corner of the proposed ground floor extension. Owing to the size of this bay window and the separation distances involved the proposed extension is not considered to result in loss of light to the front elevation of 16 Pine Tree Avenue.

Conclusion

In its amended form the proposed development respects the scale and character of the existing dwelling and the character and appearance of the street scene and does not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in general accordance with policy BE1 of the Hinckley and Bosworth Local Plan and the Council's 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 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Amended Plans 2011/954/O2A and 2011/954/01B received on 22 August 2011.

3 The materials to be used on the external elevations of the proposed extension and alterations shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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:- Scott Jackson Ext 5929