DELEGATED REPORT

Recommendation Made: 13 April 2011

Reference:- 11/00168/FUL **Parish:- Burbage Parish Council**

Applicant:- Miss K Bennett
63 Coventry Road
Burbage
Hinckley
Leicestershire

Location:- 63 Coventry Road Burbage Hinckley Leicestershire LE10 2HL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the side and rear of this semi detached dwelling. The extension is L shaped in form and is proposed to provide an extended kitchen and breakfast room. It projects 3173.5m from the existing rear elevation and extends across the entire width of the dwelling.

The property is located within a stretch of Coventry Road where there is a mix of detached and semi detached dwellings set back from the road frontage. Existing boundary treatments consists of a 2 metre high boundary fence between 61 Coventry Road along with a mature hedgerow approximately 2.5 metres in height between 65 Coventry Road.

The dwelling is constructed from red brick with brown concrete roof tiles.

There is no relevant planning history on this property.

Consultations:-

No objections have been received from: -
Burbage Parish Council

At the time of writing the report no comments have been received from: -
Ward Members
Neighbours
Site Notice

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Burbage 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 Burbage, as defined on 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 Character and Appearance

Whilst the dwelling is of pyramidal/hipped roof design the introduction of a gabled roof the rear elevation is not considered to detract from the appearance of the main dwelling. Given the location, at the rear of the property, 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 3.1 meters from the existing rear elevation No. 61 Coventry Road is located to the east of the application dwelling and is attached. No.61 Coventry Road is also separated from the proposed extension by a fence which is approximately 2 metres in height along with an existing rear extension which is approximately 3.5 metres in height which does not have any rear windows facing into the garden but does however have an existing garden shed which is constructed at the end of the extension. Given the development along the boundary and the position of the garden shed it is considered that there will be no significant impact on residential amenities to No. 61

No. 65 Coventry Road is located to the west of the application site and is a detached dwelling. No. 65 Coventry Road does have ground floor windows which are located on the rear elevation of the property however these are separated from the proposed extension by approximately 1 metre. There are no side windows which will be affected by the proposed extension and No. 65 is also separated from the proposed extension by a mature hedgerow which is approximately 2.5 metres in height. Given the design of the roof and the height of the existing boundary treatment there will be no significant impact on the occupiers of that dwelling.

Whilst the proposed extension exceeds the guidance contained in the SPG by 0.1 metres by projecting 3.1 metres from the rear elevation of the dwelling, given the design of the extension, and the height of the existing boundary treatment it is not expected that this will have an impact on the amenities of the occupiers of 61 and 65 Coventry Road.

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 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 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 received 07 March 2011; Site Block Plan to a scale of 1:500 received 07 March 2011; Existing and Proposed Plans and Elevations to a scale of 1:50 and 1:100 received 07 March 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:- Joanne Orton Ext 5666