DELEGATED REPORT

Recommendation Made: 1 April 2010

Reference:- 10/00113/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr R Hirons
6 Church Walks
Stoke Golding
Nuneaton
Leicestershire

Location:- 6 Church Walks Stoke Golding Nuneaton Leicestershire CV13 6HB

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for the erection of a single storey side extension on the northern elevation to form a bedroom extension and a single storey side/rear on the south eastern corner to provide a kitchen extension at 6 Church Walks. The scheme also includes the demolition of a small brick outbuilding and the erection of a canopy over the front door. The property lies within Stoke Golding Conservation Area with the frontage designated for improvement in the Stoke Golding Conservation Area Statement.

The application property is a 1960's, 2 bedroom bungalow situated on a thin plot fronting onto Church Walk which is a pedestrian walkway. The property has a garage on its northern side boundary which appears inaccessible for vehicles. The northern and eastern elevations are rendered white. 4 Church Walks which is of similar design to the applicant's property and stands to the south, a two storey vernacular building, The Old School, 8 Church Walks stands to the north. 4 and 5 The Stableyard stands to the west with garden land and a vacant plot between the two and 19 to 11 High Street stands approximately 30 metres to the east and approximately 3 metres lower than the application site.

This property recently gained planning permission for a conservatory, a remodelled roof with dormer windows, window alterations and canopy over the front door. This scheme has not been implemented.

History

89/00767/4-	Erection of porch-	approved-	02.08.89
09/00567/FUL-	Extensions and alterations to dwelling-	approved-	29.09.09

Consultations:-

The Borough Council Environmental Health Officer (land drainage) has no objection to this application

The County Council Ecologists has commented that no protected species were identified in the submitted Ecology report but recommends a Watching Brief be maintained throughout the development.

The County Council Highways Officer has commented a public footpath stands adjacent the site which must not be obstructed or diverted without separate consent from County Highways.

The Borough Council Conservation Officer has no objection to this development as the proposal has a limited impact on the Conservation Area.

No response has been received from:-
- Stoke Golding Parish Council
- Stoke Golding Heritage Group
- Neighbours

- The site notice

Development Plan Policies:-

Local Plan Policy
- BE1 (Design and siting of development)
- BE7 (Development in Conservation Areas)
- T5 (Highway safety and vehicle parking standards)

Core Strategy
- Policy 11: Key Rural Centres Stand Alone

Stoke Golding Conservation Area Statement
House Extensions SPG
New Residential Development Design Guidance SPG

Appraisal:-

The main considerations for the determination of this application are the design of the development and its impact on the character of the property and Conservation Area, street scene and the applicants and neighbours amenity.

Highway safety and parking

The applicant is proposing a bedroom extension with no net gain in the number of bedrooms at the property and as such no additional parking is required.

The three elements of the proposal all fall within the site area and will not encroach onto the adjacent footway. The erection of the northern side extension and canopy fall very close to this footway and its obstruction is a possibility during construction. A separate license would be required for this from County Council Highways. A note to applicant will be placed on the decision advising them of this restriction.

Neighbours and applicants amenity

The rear elevation of the proposed single storey side extension will face toward the rear gable of 8 Church Walks, separated by a distance of approximately 5.5 metres separated by the existing garage. This opposing gable contains one porthole window near the apex and one obscurely glazed sash window below. The rear elevation of the extension contains one window however it is considered that privacy to either property will not adversely affected due to the obscured nature of the sash window and siting of the porthole window.

The proposed single storey kitchen extension on the south eastern corner of the site will stand adjacent the boundary with 4 Church Walks. This extension will have no windows facing toward this property and the opposing side elevation of 4 Church Walks has no openings. Therefore no impact on this property's amenity is expected as a result.

The New Residential Development Design Guidance provides a minimum level of private amenity space that should be afforded to properties. 2 bedroom properties such as this should provide 60 m2 of private amenity space. Whilst the site is relatively small the remaining amenity space after the extensions are built would equate to 60.53m2 when the area fronting the property is also accounted for. This meets the required standard however any further development into this amenity space or intensification of the site would mean the property has a deficient amount of amenity space. The general permitted development order prevents development which would result in more than 50% of the area around the original house being developed. This limitation should ensure that no further erosion of this property's amenity space takes place without proper assessment from the Local Planning Authority.

Design and impact on the character of the conservation area and street scene

The property as existing has a 1.8 metre high brick wall on a 5 metre section of the north part of the front boundary. The scheme proposes to remove this wall which will be replaced by a 2.3 metre high, 4.8 metre long wall which forms the side elevation of proposed side extension. This wall will be in line with the properties existing front elevation set back from the front boundary by 1 metre. This would serve as an improvement on the existing as it would enhance the character of the pedestrian footpath by providing an additional grass verge making the footpath feel less enclosed. The proposed bedroom extensions roof will be the only visible element of this structure over this boundary wall with a 1.3 metre section visible. The extension will have a hipped roof which does not match the gable-end roof of the dwelling however it will be set back from the footpath and its hipped roof reduces the massing and impact of the roof structure on the street scene.

The proposed kitchen extension on the south east corner has a cat-slide roof which enables the roof to wrap around the corner easily. This is not a characteristic feature of the property however the view of this structure is limited. The front elevation of the extension facing toward the footway is set back by 5.2 metres and the view on the northern approach is predominantly obscured by 4 Church Walks and on the southern approach by the application property. This element of the scheme is proposed to be rendered and painted white to match the corresponding existing elevation and would tie in well with the existing dwelling.

Both extensions have ridge lines lower than existing and are relatively small scale providing a subordinate appearance. The property has various window proportions however none of the proposed openings appear disproportionate or alien to the property and would be acceptable.

The proposed canopy porch will be constructed forward of the existing front building line and encroach closer to the footpath however it is of a simple and open design with a pitch roof to match the property's existing roof type reducing the impact on the character of the footpath.

The application form states materials to match in regards to facing brick and render and the roof tiles however no details have been provided. This property stands within a Conservation Area and as such it is important to ensure the materials are as closely matched as possible. To ensure this and the maintenance of the Conservation Areas character a sample submission condition will be placed on the decision.

Other issues

The submitted protected species survey did not identity any protected species on site however the County Council Ecologists reminds the applicant that protected species are mobile are may colonise the site in future. A note to applicant will be placed on the decision to remind the applicant if any protected species are found during works, works must cease immediately and advice sought.

Conclusion

The proposed scheme is of an acceptable design which is not considered to harm the street scene or character of the Conservation Area and in fact the set back side elevation of the northern extension is likely to provide an enhancement to the adjacent footway. The scheme is considered not have an adverse impact on neighbours amenity or highway safety and parking. The scheme would therefore comply with Local Plan Policies BE1 and BE7 and Core Strategy policy 11 with a condition requiring the submission of sample materials to ensure they are appropriate to the property and locality and the application is recommended for approval.

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 would be in accordance with the development plan and would be of an acceptable design which would not harm the character of the Conservation Area or street scene, neighbours amenity or highway safety and parking.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and BE7

Hinckley & Bosworth Borough Council Core Strategy (2009):- Policy 11

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwelling shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
Drawing:- 01 received on 11th February 2010 and 03A received on 17th February 2010.

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 and BE7 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 6th 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 Attention is drawn to the fact that this permission does not entitle the applicant to obstruct in any way the footpath which runs adjacent the land to which this application relates. If it is intended to divert or stop the footpath the appropriate legal steps must be taken before development commences.

6 Bats, nesting birds, great crested newts and certain other species are protected by law. A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. 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.

Contact Officer:- David Kiernan Ext 5898 Date Printed: 20 April 2010