DELEGATED REPORT

Recommendation Made: 12 August 2011

Reference:- 11/00507/FUL **Parish:- Hinckley**

Applicant:- Mr & Mrs S Lewis
32 Bradgate Road
Hinckley
Leicestershire
LE10 1LA

Location:- 32 Bradgate Road Hinckley Leicestershire LE10 1LA

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for two storey and single storey extensions and alterations to the side, front and rear of an individually styled detached dwelling, 32 Bradgate Road, Hinckley. The proposals also include replacement windows and internal alterations and the demolition of a timber garage and lean-to link.

The dwelling is constructed with white painted stucco render walls with a brick string course between floors and feature chimneys to the side elevations. The roof is constructed of red plain clay tiles.

Relevant Planning History:-

None

Consultations:-

No response has been received at the time of writing this report from neighbours.

Ward Members have no comments.

Development Plan Policies:-

Adopted Core Strategy

Policy 24: Sustainable Design and Technology

Adopted Local Plan

The site lies within the settlement boundary of Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document: Highways, Transportation and Development
Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the design of the proposed extensions and alterations and their impact on: the character and appearance of the existing dwelling and street scene; the amenities of the occupiers of neighbouring properties and highway safety.

The Principle of Development

The site is located within the settlement boundary of Hinckley 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.

Design and Impact on Existing Dwelling and Street Scene

The proposed two storey side extension extends by 3.5 metres, less than half the width of the existing dwelling, and to a length of approximately 12 metres at 300mm off the boundary of the site. There is a single storey rear extension that extends 3 metres across the rear elevation with a mono-pitch canopy roof. The proposed single storey front extension is roughly central and projects 1.5 metres forward of both the existing main front elevation and the proposed side extension with a mono-pitch canopy roof.

The proposed side extension creates an additional gable feature to the front and rear elevations that respects the character of the existing gables on those elevations and the proposed extension is also subordinate to the existing dwelling by virtue of its smaller width and slightly lower ridge line and provides well balanced elevations. The proposed single storey front extension provides a focal point for the access to the dwelling and the mono-pitch roof links well with the gable features either side. The proposals include the replacement of unsympathetic large pane windows with horizontal emphasis with smaller better proportioned windows which will improve the overall character and appearance of the dwelling. Whilst the proposed south elevation is blank other than a first floor en-suite window, given the position of the dwelling in relation to the adjacent dwelling, 34 Bradgate Road, this elevation will not be prominent within the street scene. The proposed extensions will be constructed in matching materials to create a unified overall appearance.

Overall, as a result of the siting, scale, design and appearance of the proposed extensions and alterations which respect the scale and character of the existing dwelling and the wider street scene that is characterised by large individually styled detached dwellings within large plots, the proposals are considered to comply with policy BE1 of the adopted Local Plan and the adopted SPG on House Extensions.

Impact on Neighbours

The adjacent dwelling to the south, 34 Bradgate Road, is detached and built on a similar building line to the application dwelling and is set off the side boundary by approximately 5 metres with a flat roof garage and covered pedestrian access between. The proposed two storey side extension projects approximately 3 metres beyond the main rear elevation of no. 34 and at a separation distance of 5 metres which is an acceptable relationship in respect of SPG guidelines. The only side elevation window facing no. 34 is to an en-suite facility that can be conditioned to be fitted with obscure glazing to reduce any potential overlooking. The only side elevation window on no. 34 facing the proposal is to a landing. As a result of the separation distance between them and the scale and design of the proposed two storey extension it will not have an adverse impact on the residential amenity of the occupiers of 34 Bradgate Road in terms of having an overbearing impact or loss of privacy from overlooking. The proposed single storey front and rear extensions are further from the boundary and will not have any adverse impact on the residential; amenity of the occupiers of no. 34.

As a result of the siting of the proposed extensions and the separation distance of approximately 6 metres to the adjacent dwelling to the north, 30 Bradgate Road, the proposals will have no adverse impact on the residential amenity of the occupiers in terms of having any overbearing impact. The only additional side facing windows on the proposed extensions are ground floor and set off the boundary by approximately 5.5 metres and there is adequate boundary treatment to prevent any overlooking or loss of privacy.

As a result of the siting, scale and design, the proposals are considered to be in accordance with policy BE1 of the adopted Local Plan and the adopted SPG on House Extensions in respect of impact on neighbours. No objection has been received from the occupiers of any neighbouring dwellings.

Impact on Highway Safety

Notwithstanding the loss of the existing garage, the proposals will retain adequate off-street car parking within the curtilage of the dwelling within the proposed garage and on the front driveway and no changes are

proposed to the access. As a result the proposals will not have an adverse impact on highway safety and are therefore considered to be in accordance with policies BE1 and T5 of the adopted Local Plan.

Conclusion

The proposals would respect the scale, character and appearance of the existing dwelling and street scene and would not have an adverse impact on the amenities of the occupiers of neighbouring properties or highway safety. The proposals are therefore considered to be in accordance with policies BE1 and T5 of the adopted Local Plan and the Council's SPG on House Extensions and 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 its siting, scale, design and appearance would not have an adverse impact on the character or appearance of the existing dwelling, the street scene, the amenities of neighbouring residents or highway safety and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 and T5

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: Site Location Plan at 1:1250 scale; Block Plan at 1:500 scale; Proposed Plans and Elevations drawing ref Planning 02 and Proposed Roof Plan drawing ref Planning 03 received by the local planning authority on 28 June 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the local planning authority.

4 The window to be inserted in the south side elevation of the extension (facing 34 Bradgate Road) hereby approved shall be obscure glazed and retained as such at all times thereafter.

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.

4 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property to accord with policy BE1 of the adopted Hinckley and 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.

Contact Officer:- Richard Wright Ext 5894