DELEGATED REPORT

Recommendation Made: 19 August 2011

Reference:- 11/00567/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Mr R Mitchell
Melvona
12 Hurst Road
Earl Shilton
Leicester

Location:- Melvona 12 Hurst Road Earl Shilton Leicester Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for extensions and alterations to this detached dwelling.

The proposal is for a two storey and single storey extension to the side, and a single storey orangery to the rear of this dwelling.

The dwelling is constructed from a combination of red facing brick and stucco walls and red plain clay tiles.

This is a revised submission following the withdrawal of a previous scheme for similar extensions.

Recent Planning History:

11/00273/FUL – Extensions and alterations to dwelling – Withdrawn on 08/06/2011

Consultations:-

Site notice displayed on 27/07/2011 and neighbours notified

No objections have been received from:-

The Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Earl Shilton 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 extensions on the character and appearance of the existing dwelling, street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Earl Shilton, 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 side extension can be broken down into three adjoining elements; (i) a two storey extension with a hipped roof facing the street, (ii) a hipped to flat roof element that is centrally positioned on the side elevation and (iii) a single storey with a hip adjoining the side elevation wall to the rear.

Design and impact on existing dwelling

With regards to the first element, the main section of the two storey side extension has a hipped roof design which reflects the roof form on the main house in accordance with the adopted SPG. The ridge height is 1300 mm lower than the ridge on the main house and the eaves level is 500 mm lower than the main eaves. A lower ridge and eaves height results in a side extension that is subservient to the main house.

The main element projects 700 mm from the front elevation giving it some prominence over the main house, but this distance will not result in the extension over dominating the existing dwelling. Given the design of this side extension and its subservient scale the front facing element of the two storey element will be in keeping with the character of the main house.

The design and scale of the other two elements of the side extensions will be subordinately positioned behind the main element therefore no impact on street scene and will retain the general character of the main house.

The proposed orangery is simplistic in design with a hipped sky roof lantern. The orangery projects 4 metres out and extends the full width across the rear elevation of the main house. Given its position at the rear of the property and its scale that maintains the character of the existing dwelling, the orangery will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Design and impact on street scene

The adjacent property to the east (no. 10) is a bungalow and the side extension is in-set from the boundary by 500 mm. The ridge height on the side extension is 7.2 metres whilst the ridge height on the bungalow (no. 10) is 5 metres. Due to the off-set from the boundary and the difference in height to the ridge on between the side extension and the bungalow, the proposed development will therefore not result in a “terracing effect”.

Due to the side extension having a lower ridge height than the main house it is not considered to dominate the neighbouring bungalow.. Given the design of the two storey extension and its relationship with the neighbouring bungalow it is considered the proposed development will not have a detrimental impact on the street scene.

Design and impact on neighbour’s amenities

No. 10 Hurst Road is a detached bungalow to the west of the applicant’s site. After discussions with the agent in relation to the previous scheme, this revised proposal has been designed in a way that aims to mitigate the loss of light and overshadowing into the principal window serving a bedroom (habitable room) on the side elevation of the main house at no. 10.

The two storey extension has been broken down into two elements to lessen its impact on the neighbouring bungalow. The first element of the two storey extension has a larger scale in comparison to the second element by virtue of its ridge height 7.2 metres and its closeness to the boundary with no. 10 at 500 mm. The side elevation walls of this element will directly face obscure glazed side elevation windows that serve the neighbouring bungalows garage and bathroom. Given the suns orientation there will be loss of light and a shadow cast during the morning into these windows. Nevertheless, the harm to neighbours amenities is not significant since the rooms in which these windows serve are non-habitable.

The first element will be off-set 1.2 metres from the principle bedroom window, which in comparison to the previously withdrawn scheme is an extra 1 metre. By moving this larger element away from this principle elevation window and given its hipped roof design the amount of shadow cast would be reduced. Given some natural light will penetrate from the north, it is not considered the loss of light and shadow cast towards the

principle side elevation bedroom window will be significant.

The second element is stepped inwards by 1 metre at the rear with a hip to flat roof section. The flat roof section is 800 mm lower than the proposed ridge on the main element of the two storey extension. Given the dwellings position there will be an opportunity to overshadow no. 10 during the morning, however the lower roof height and the stepped in section helps to mitigate the loss of light / shadow cast towards the principal window on the neighbouring bungalow to the extent that it is not considered to result in a material loss of light or shadowing.

Bearing in mind the applicant's garage is currently built up to the side elevation window and there is an existing single storey extension directly in front of the window, the proposed changes will not significantly differ in terms of outlook from the bedroom window.

The proposed orangery will project 4 metres from the rear elevation wall of the main house. In relation to no. 10 it will project 700 mm beyond the rear elevation wall of the neighbour's extension and will be off-set 4 metres to the boundary. Given the relationship with no. 10, it is not considered to impact on the amenities enjoyed by the occupiers of that property.

Additional issues

The proposal results in the loss of a garage (parking space) and sees the addition of an extra bedroom. Additional parking space will be created in the forecourt to provide a sufficient amount of parking provision for at least three vehicles therefore meeting the parking standards set out under Policy T5.

Conclusion

The proposed extensions and alterations will 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 and T5 of the Local Plan and is general conformity with 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 extensions would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling or 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 extensions and alterations shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

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

Drawing - 7091/01B - Received on 11/07/2011
Drawing - 7091/02L - Received on 11/07/2011
Site Location, Block Plan and Parking Plan - Received on 15/08/2011

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 No permission is granted for the proposed timber shed.

Contact Officer:- Kevin Roeton Ext 5919