DELEGATED REPORT

Reference:- 11/00733/FUL **Parish:- Witherley Parish Council**

Applicant:- Mr Arron Wilkes
The Willows
1F Quaker Close
Fenny Drayton
Nuneaton

Location:- The Willows 1F Quaker Close Fenny Drayton Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a 1½ storey extension to the side of this detached dwelling house.

The dwelling is constructed from brown brick and brown pantile roof tiles.

Amended plans have been received that show the proposed extension set back 200 mm from the front elevation of the projecting gable element on the main house which has subsequently reduced the height of the ridge by 50 mm. In addition the front elevation window has been off-set from the corner of the projecting gable end improving the schemes fenestration detailing. Due to the changes being minor the amended plans have not been subject to re-consultation.

Relevant Planning History:

None

Consultations:-

No objection has been received from the Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Fenny Drayton 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, 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 Fenny Drayton, 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.

Impact on Existing Dwelling and Street Scene

The proposed extension has a gabled roof design, which abuts the side of the main dwelling and its projecting gable. Due to the proposed extension projecting 0.8 metres forward of the main section of the dwelling in line with the projecting gable element, it has a steeper and longer roof plane to the gabled roof on the main dwelling house. In order to reduce its height, a request was made to get the proposed extension set back.

Amended plans have been received that shows the proposed side extension set back 200 mm from the front elevation wall of the projecting gable. As a result of setting the extension back, this has lowered the ridge height by a marginal 50 mm which is considered satisfactory. The proposed extension is 1.8 metres in width significantly less than half the width across the main house in compliance with the House Extension SPG. The amended plan also shows the insertion of a window paned window off-set from the corner of the main house, making it sit appropriately on the front elevation of the main house.

Given its design, siting and its small scale, the proposal is considered to respect the character of the existing dwelling and will not have any adverse impact on the street scene and is therefore acceptable in design terms.

Neighbours Amenities

No. 1 Quaker Close is a detached dwelling house located to the south of the applicants dwelling. The proposal will result in an built form mass closer to the boundary with the neighbouring property. Nevertheless the extension is off-set from the neighbouring property and will not extend beyond the neighbours rear elevation. The proposed sliding doors on the rear elevation will be closer to the boundary of the site, however there is 3 metre high conifers along the applicants boundary that will prevent any overlooking into the neighbours rear garden. Given the neighbours double garage is nearest to the proposed extension, it is not considered to have an adverse impact on the residential amenities of that property.

Due to its design and siting on the side (southern) elevation of the main house and the separation distance to properties at the rear of the site along Old Forge Road, the proposed extension will not have any adverse impact on the amenities currently enjoyed by the occupiers of any other neighbouring properties.

Conclusion

The proposal would respect the scale and character of the existing dwelling and street scene. It 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 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 extension 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) :-

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.

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

Drawing - 7041-01 - Received on 16/11/11
Drawing - 7041-03b - Received on 03/01/12
Site Location and Block Plan - Received on 16/11/11

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:- Kevin Roeton Ext 5919