DELEGATED REPORT

Recommendation Made: 27 June 2011

Reference:- 11/00427/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr & Mrs D Todd
30 Sketchley Road
Burbage
Hinckley
Leicestershire

Location:- 30 Sketchley Road Burbage Hinckley Leicestershire LE10 2DZ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a two storey rear extension and alterations to this detached dwelling.

The dwelling has two storeys and is constructed of red facing bricks with cream painted render panels and slate tiles with red ridge tiles on the hipped roof which has two subordinate gables with lower eaves and a central valley gutter to the rear slope. There is an existing single storey extension to the rear which will be incorporated into the proposed extension.

Relevant Planning History:-

10/00538/FUL	Extensions and Alterations	Approved	06.09.10
04/00541/FUL	Single Storey Rear Extension	Approved	23.06.04
96/00139/FUL	Rear Extensions	Approved	10.05.96

Consultations:-

No objections have been received from:-

Burbage Parish Council
Head of Community Services (Land Drainage)

No written response has been received at the time of writing this report from:-

Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

No relevant policies.

Adopted 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
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document - Highways, Transportation and Development
Burbage Village Design Statement - Zone 4 Sketchley Road
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 and alterations on the character and appearance of the existing dwelling and on the amenities of the occupiers of neighbouring properties. There will be no adverse impact on highway safety as the parking provision within the garage and front curtilage is adequate and unaffected.

The Principle of Development

The site is located within the settlement boundary of Burbage, 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 the Existing Dwelling and Street Scene.

The proposed two storey rear extension will extend across the entire rear elevation and extend the projection of, and increase the eaves and ridge height of, the existing rear gables to match the eaves and ridge of the main dwelling and it is to be constructed of matching materials. As a result the proposed extension will improve the character of the dwelling by unifying its overall appearance. Given that it does not exceed the height of the main ridge the proposal respects the scale of the existing dwelling and given its position at the rear of the property will not have an adverse impact on the street scene. Overall it is considered that the proposed extension and alterations meet the design principles in Guidance Note 2.7 of the Burbage Village Design Statement and are acceptable in design terms.

Impact on Neighbours

The proposed two storey extension extends across the entire rear elevation and projects approximately 4 metres from the main rear elevation.

No. 26/28 Sketchley Road is a combined, now detached, dwelling located to the north east of the application dwelling. The proposed two storey rear extension will project only approximately 1.8 metres beyond the main rear elevation of No. 26 and at a separation distance of approximately 2 metres between the main side elevations. No. 26 also has a single storey hipped roof rear extension with no windows facing the proposal that projects 2.5 metres beyond the proposed extension along the common boundary. With the increase in eaves and ridge height, the proposed extension will affect the amount of direct light to a ground floor side elevation window on No. 26 which is to a habitable room (kitchen/diner of the former No.28), however, it is a secondary window (the main one being located on the rear elevation). Other windows on the side elevation of No.26 are obscurely glazed and set well forward of the proposal such that no significant impact on residential amenity will occur. The only windows proposed in the side elevation facing No. 26 are two new roof lights in the new roof slope and given their height and position they will not result in any adverse overlooking issues. The rear amenity area of No. 26 is protected from overlooking by the single storey rear extension, existing 2 metres high ship-lap timber fencing and mature planting along the boundary. Overall, the relationship of the proposed extension to No. 26 is considered to be within the guidelines contained in the Council's SPG on House Extensions and will not result in any adverse impact on the residential amenity of the occupiers of No. 26 either from an overbearing impact or overlooking and the proposal is therefore considered to be acceptable.

No. 32 Sketchley Road is a detached dwelling located to the south west of the application dwelling. The proposed two storey rear extension will project approximately 3.6 metres beyond the main rear elevation of No. 32 at a separation distance of 1 metre. Whilst this slightly exceeds the guidelines within the Council's SPG on House Extensions, No. 32 has a single storey rear extension with a mono-pitched roof and the proposal extends only marginally beyond that. In addition, the nearest first floor window of No. 32 is set off the proposal by approximately 2 metres, the roof of the proposed extension slopes away from the window and the window

is located to the south west such that no adverse overbearing impact will arise. There are no windows on the side elevation of No. 32 directly facing the proposed extension. A ground floor window on No. 32 faces the existing side elevation of No. 30 and the proposal is likely to reduce the amount of light to it, however, it appears to be a secondary window to the main one on the rear elevation. Other windows on the side elevation of No. 32 are set well forward of the proposed extension and are to a hall way (first floor patterned glass) and a small obscure glazed ground floor window. The only windows proposed in the side elevation of the extension facing No. 32 are a first floor window to a study which is proposed to be obscurely glazed to prevent overlooking and two roof lights in the new roof slope, which, given their height and position, will not result in any adverse overlooking issues. The rear amenity area of No. 32 is protected from overlooking by an existing screen wall/fencing of approximately 1.5 metres in height along the boundary. Overall it is considered that the proposed extension will not result in any adverse impact on the amenity of the occupiers of No. 32 either from an overbearing impact or overlooking and the proposal is therefore considered to be acceptable.

The application dwelling is within an extensive residential curtilage and given the separation distance to the properties at the rear on Boyslade Road East, the proposals will have no adverse impact on the residential amenities of the occupiers.

Conclusion

The proposal is acceptable in principle, would respect the scale, character and appearance of the existing dwelling and would not adversely affect the street scene, the amenities of the occupiers of neighbouring properties or highway safety. The proposal is considered to be in accordance with policies BE1 and T5 of the adopted Local Plan and the Council's 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 its siting, scale, mass and design 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 and Existing Plans and Elevations Drawing No. 10986-EX01 Revision A and Block Plan and Proposed Plans and Elevations Drawing No. 10986-SK01 Revision B received by the local planning authority on 27th May 2011.

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

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.

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 The applicant is advised that this permission relates to the rear extension and alterations only and does not include planning permission for the detached structure indicated in the rear garden.

Contact Officer:- Richard Wright Ext 5894