DELEGATED REPORT

Recommendation Made: 5 August 2011

Reference:- 11/00542/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr Nick Clifford
20 Crown Hill Close
Stoke Golding
Nuneaton
Leicestershire

Location:- 20 Crown Hill Close Stoke Golding Nuneaton Leicestershire CV13 6EW

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

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

The dwelling is constructed from red brick with grey roof tiles.

There is no relevant planning history on this property.

Consultations:-

No comments have been received from:-
Head of Community Services (Land Drainage)
Stoke Golding Parish Council

At the time of writing the report no comments have been received from: -
Historic Buildings Panel
Ward Members
Neighbours
Site Notice
Press Notice

Development Plan Policies:-

Adopted Hinckley and Bosworth 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 BE7 - Development in Conservation Areas

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, its impact on the character and appearance of the conservation area and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Stoke Golding, 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 conventional gabled roof design. Given its position at the rear of the property and its small scale that reflects the character of the existing, the extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Impact on Conservation Area.

The proposed extension will be screened from public view by the existing residential dwelling therefore is not visible from the street scene and therefore does not alter the character and appearance of the Stoke Golding Conservation Area. On this basis the development preserves the character of the Conservation Area.

The Conservation Officer has replied saying that the proposal will not impact on the Battlefield Site nor is it likely to be visible from Station Road. However it has been stated that it would be more preferable for brown to be used for the colour of the panelling. No amendments have been sought in relation to the preferable colour of the panelling as the development is located to the rear of the property it will not have any adverse impact on the street scene or the character of the Conservation Area.

Impact on Neighbours.

The proposed extension projects 3.25 metres from the furthest point of the existing rear elevation. No. 18 Crown Hill Close is located to the south of the application dwelling and is detached. There are windows located to the rear elevation of No. 18 however a separation distance of at least 5 metres exists here between the rear elevation of the neighbouring dwelling and the rear elevation of the proposed extension along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

No. 9 Andrew Close is located to the east of the application dwelling and is detached. There are windows located to the rear elevation of this property however a separation distance of at least 14 metres exists here between the rear elevation of the neighbouring dwelling and the rear elevation of the proposed extension along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

No. 22 Crown Hill Close is located to the north of the application dwelling and is detached. There are windows located to the side elevation of this property however a separation distance of at least 9 metres exists here between the side elevation of the neighbouring dwelling and the side elevation of the proposed extension. Along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence and the position inset off the boundary it is not considered that this will have an impact on the amenities of the occupiers of the neighbouring properties.

Conclusion.

The proposal would respect the sale 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 policies BE1 of the Local Plan and the 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 street scene and would be in accordance with the development plan. The

development preserves the character of the Stoke Golding Conservation Area.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and BE7

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 unless previously agreed in writing with the Local Planning Authority.

3 The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 received 06 July 2011; Site Block Plan to a scale of 1:500 received 06 July 2011; Existing Plans and Elevations to a scale of 1:100 received 06 July 2011; Proposed Plans and Elevations to a scale of 1:100 received 06 July 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).

Contact Officer:- Joanne Orton Ext 5666