DELEGATED REPORT

Recommendation Made: 7 October 2011

Reference:- 11/00690/FUL **Parish:- Hinckley**

Applicant:- Mr Shaun Rowe
14 Pear Tree Close
Barwell
Leicester
Leicestershire

Location:- 14 Pear Tree Close Barwell Leicester Leicestershire LE9 8LN

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey side extension and a single storey extension to the front of this detached gabled roof property.

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

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

Amended plans have been received showing the first floor section of the side extension set back 0.5 metres from the front elevation. The amended plans were then re-consulted for a 14 day period.

Planning History:

11/00438/FUL – Extensions and alterations to dwelling – Withdrawn on 10/08/2011

Consultations:-

No objections have been received from:

Barwell Parish Council
The Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Barwell 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, the appearance of the 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 Barwell, 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 streetscene

The proposal includes a side extension with a first floor element above the existing converted garage with a two storey element continued to the rear and a separate single storey extension to the front of the property.

The proposed side extension has been designed with a hipped roof to reduce its impact on no. 32 Elwell Avenue. Although a hipped roof does not reflect the gable roof form on the main house, it is considered not to be detrimental to the character of the existing dwelling. It extends 2.7 metres in width and therefore does not exceed half the width of the existing house. The ridge line is 0.4 metres lower than the main ridge. During negotiations with the applicant, the proposed extension has been set back 0.5 metres from the front elevation wall which will make it appear subservient to the main house. The design and scale of the proposed side extension with its subordinate size to the existing dwelling house ensures visual harmony and does not appear visually obtrusive in the street scene.

The single storey extension to the front of the property is small in scale and projects 1.8 metres out continuing the existing mono-pitch roof so that it extends the full width across the front elevation. This results in a marginal increase in the amount of mass on the front elevation with the extension however this does not significantly alter the dwellings prominence within the streetscene.

As the proposed extensions are subservient to the existing dwelling with an appropriate set back distance for the side extension, the development will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms. The proposal is therefore acceptable in terms of the design requirements of Policy BE1 and complies with the House Extension Design Guide SPG for its subservience.

Neighbours amenities

A major issue with regards to the previous scheme was the extensions impact on neighbours amenities at no. 30 and no. 32 Elwell Avenue. This proposal omits the projecting gable element and includes a side extension with a hipped roof rather than a gable roof. The change in roof design is considered favourable in amenity terms since it reduces the amount of vertical facing brick up to the boundary with a hipped tile roof sloping away from the boundary.

No. 32 Elwell Avenue is located to the north east of the application site. The side elevation of the proposed first floor side extension will be 9 metres to the rear elevation of no. 32. The House Extension SPG states that where the window of a habitable room faces a blank wall the distance between them should not be less than 14 metres for a two storey development and 12 metres for single storey development. The existing distance between the applicant's garage and the rear elevation window serving a kitchen at no. 32 is 9 metres which is already below the SPG requirement. The nearest first floor window at no. 32 serves a bathroom which is a non-habitable room. On this basis it is not considered that the development will be visually dominant or oppressive.

A two storey extension should be carefully designed to avoid undue loss of daylight and sunlight to the windows and garden of the neighbouring property. The side extension will extend 2.5 metres along the rear garden boundary with no. 32. In comparison to the previously withdrawn scheme there has been a reduction of 2.2 metres. Given the suns orientation and the position of the proposed side extension to the south of no. 32 a shadow will be cast into the rear garden during the afternoon. By setting in the extension behind the main dwelling and by altering its roof design to a hip this reduces the amount of shadow cast. It has also been considered that the bulk of the main house at no. 14 is already in close proximity to the rear elevation windows. Bearing in mind the current situation in terms of built development close to the dwellings along Elwell Avenue, the loss of light and shadow cast towards the rear elevation windows on no. 32 is not significant to the detriment of the amenities currently enjoyed by the occupiers of no. 32.

No. 30 Elwell Avenue is located to the north of the application site. The proposed side elevation of the two storey section of the side extension will be 21 metres to the rear elevation of no. 30. This distance complies with the SPG and is therefore acceptable.

It should be noted no objection has been received from neighbouring properties along Elwell Avenue.

There will be some overlooking into the rear garden of no. 28 Elwell Avenue from the first floor window serving the proposed study. However given the presence of windows in the rear elevation of the existing dwelling, the additional overlooking would not result in any material loss of privacy.

The proposed front extension projects 1.8 metres from the front elevation of the main house. No. 12 Pear Tree Close has a garage projecting 3 metres from the front elevation. The proposed front extension will fall in line with the neighbours projecting garage and therefore no material impacts on amenities will arise.

Additional

The proposal will not result in the creation of an extra bedroom since it will involve internal re-arrangements. A car parking space has been lost through the conversion of the garage to dining room. There is one car parking space at the front of the property and given its urban location with local transport links the provision of one car parking space is considered acceptable.

Conclusion

The proposal would not harm the character or appearance of the existing dwelling or street scene and would not harm the amenity of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan 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.

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 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 - A1/100/01 Version 4 - Received on 19/09/2011
Drawing - A2/100/02 Version 4 - Received on 19/09/2011
Drawing - A1/100/03 - Received on 19/09/2011
Site Location and Block Plan - 23/08/2011

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).

Contact Officer:- Kevin Roeton Ext 5919