DELEGATED REPORT

Recommendation Made: 31 August 2011

Reference:- 11/00545/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mr Andrew Barden
1 Mill Cottages
Mill Lane
Sheepy Parva
Atherstone

Location:- 1 Mill Cottages Mill Lane Sheepy Parva Atherstone Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection a first floor and ground floor extension to the side of this semi-detached dwelling.

The dwelling is constructed from red brick and slate.

An amended plan has now been received showing the front dormer window re-aligned on the roof slope of the proposed first floor extension. Since this is a minor change, the amended plan has not been subject to re-consultation.

A scheme for a first floor side extension received planning permission under 09/00175/FUL and until now has not been implemented.

Planning History:

09/00175/FUL – Extension and alterations to dwelling – Approved on 02/06/2009
04/00053/FUL – Ground and first floor extension – Approved on 11/03/2004
04/00692/OUT – Erection of two storey dwelling – Refused on 09/08/2004
04/01220/FUL – Extensions and alterations to dwelling – Approved on 14/12/2004
92/00023/4 – Single storey extension – Refused on 25/02/1992
77/01202/4M – Bathroom and lounge extension – Approved on 04/10/1977

Consultations:-

Neighbours notified no representations received.

No comments have been received from Sheepy Parish Council.

Development Plan Policies:-

Adopted Local Plan

The site lies outside a settlement boundary as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy NE5 - Development in the Countryside

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, countryside and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located in Sheepy Parva which is outside a settlement boundary of Sheepy Magna falling within countryside. Nevertheless, the proposal involves extending an existing dwelling within its residential curtilage. Policy NE5 generally restricts development within the countryside but there are exceptions for appropriate extensions and alterations to existing dwelling houses. Any extensions needs to not have an adverse effect of the appearance of the countryside, be appropriate in terms of scale and character and where necessary be effectively screened.

Impact on Dwelling and Street Scene

The proposal is for a first floor and ground floor extension to the existing side extension to this semi detached cottage.

The proposed first floor extension, exceeding half the width across the house, will inevitably increase the dwellings mass. Despite this the side extension has a ridge line lower than existing and is set back significantly from the front of the property making it appear subordinate to the main dwelling.

Although side extensions are not a characteristic feature of the properties forming 'The Cottages', the application property has already been extended significantly over the years and has a single storey side extension. Unlike the previously approved scheme (09/00175/FUL), this proposal has a gable roof that is asymmetrical in design where the lower eaves section faces the street. As there is already a side extension, and bearing in mind the proposal is set back on the main house behind dense vegetation along the boundary to the west and the main gable to the east, it is considered the proposal will not adversely affect the already altered form of the main house.

The extension will form three windows within the roof slope which again is not a characteristic of these properties but they are of a similar shape and dimensions to existing windows. In addition they add to the subordinate appearance of the extension and would be acceptable in relation to the dwelling. During negotiations with the agent amended plans have been received showing the dormer window at the front of the property positioned central between garage and main house and the windows marginally decreased in size as not to be an overly dominant feature. This is considered to create a well aligned dormer window between the gable end of the garage and the main house.

The proposal also involves extending the existing ground floor section at the front of the existing side extension by extending 2.2 metres in length x 2.7 metres in width. This extension will create a subordinate infill that replicates the existing front elevation in terms of its design at ground floor level.

Impact on Countryside

The design and scale of the proposed extension respects the character of the main house that sits along a defined street pattern of properties. There is hedging and vegetation along the western boundary and sits behind the projecting gable of the main house. For this reason, it is not considered to have an adverse effect on the appearance or character of the countryside. As the proposed development is in keeping with the character of the existing dwelling, it will not result in a harmful impact on the surrounding area.

Impact on Neighbour's Amenities

The application site is well screened from no. 1 Kingfisher Way to the west by trees and vegetation along the track which serves The Old Forge House. These trees combined with additional vegetation to the rear of the application site screens the site from The Old Forge House to the north. It is noted the first floor rear elevation windows on the proposed extension will be approximately 11 metres away and bearing in mind there is existing first floor windows to the rear of the property the proposal would not result in any loss of privacy. For that reason the amenity of the occupiers living at Old Forge House will not be adversely affected by the proposed development. The proposed extension will be located on the western side of the property and will not be visible to adjoining property no. 2 The Cottages and their amenity will be ensured.

Highways

This application proposed to increase the property from a three bedroom to a four bedroom property. T5 requires three off-street car parking spaces for a dwelling of this size. The property currently has a single garage and ample space at the front in the form of hard standing to accommodate the required additional two spaces.

Conclusion

Overall the proposal would not damage the character or appearance of the existing dwelling, street scene or countryside setting and would not harm the amenity of neighbouring properties. In addition the proposed development would not be detrimental to highway safety. The application is considered to be in accordance with Policy BE1, NE5 & T5 of the Local Plan and the Council 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 would be in accordance with the development plan and 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 dwelling, street scene or countryside and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5 & T5

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 - 9104.01 Revision A - Received on 30/08/2011
Drawing - 9104.02 - Received on 22/07/2011

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).

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