DELEGATED REPORT

Recommendation Made: 15 August 2011

Reference:- 11/00502/FUL **Parish:- Barwell Parish Council**

Applicant:- Mr Thomas Marriott
38 High Street
Barwell
Leicester
Leicestershire

Location:- 38 High Street Barwell Leicester Leicestershire LE9 8DQ

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 dwelling.

The dwelling is white rendered with grey roof tiles.

Amended plans have been submitted with the application and a further consultation has been carried out.

There is no relevant planning history on this property.

Consultations:-

No comments have been received from: -
Head of Community Services (Land Drainage)
Barwell 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 Barwell 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 Barwell 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 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.

Impact on Existing Dwelling and Street Scene.

The proposed extension is replacing an existing conservatory extension to the rear of the dwelling. 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 by the existing residential dwelling therefore the proposed rear extension is not visible from the street scene and therefore preserves the character and appearance of the Barwell Conservation Area.

The Conservation Officer has responded saying that the proposal is acceptable but it would be more preferable to have over sailing tiles at the eaves rather than bargeboards no amendments have been sought in relation to the bargeboards.

Impact on Neighbours.

The proposed extension projects 3.3 metres from the furthest point of the existing rear elevation and will be replacing an existing dilapidated rear extension which currently projects 1.9 metres from the rear elevation. No. 36 High Street is located to the north east of the application dwelling and is attached. There are windows located to the rear of dwelling however given the height of the existing boundary treatment consisting of a 2 metre high boundary fence and mature vegetation, no adverse impact on residential amenity will arise.

No. 40 High Street is located to the south west of the application dwelling and is attached. There are windows to the rear of the of the dwelling given the height of the existing boundary treatment consisting of mature vegetation over 2 metres in height, no adverse impact on residential amenity will arise.

No. 32D High Street is located to the north east of the application dwelling and is detached. There are windows to the front elevation of the building which serve a workshop which is no longer in use. A separation distance of approximately 8 metres exists here between the front elevation of the neighbouring workshop to the rear elevation of the proposed extension along with the height of the existing boundary treatment consisting of mature vegetation over 2 metres in height, no adverse impact on amenity will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 0.3 metres by projecting 3.3 metres from the rear elevation of the dwelling, given the design of the extension, its position inset from the boundary and the height of the existing boundary treatment it is not considered that this will have an adverse impact on the amenities of the occupiers of the neighbouring property.

Conclusion.

The proposal would respect the scale 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 and BE7 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 existing dwelling or street scene and would be in accordance with the development plan. The development will preserve the character of the Barwell 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 drawing number 11-05-001 Rev B; Existing Block Plan to a scale of 1:500 drawing number 11-05-011; Existing Rear Elevation and Cross Section to a scale of 1:50 drawing number 11-05-019; Existing Side Elevations to a scale of 1:100 drawing number 11-05-018; Existing Ground Floor Plan to a scale of 1:50 drawing number 11-05-002 Rev A; Proposed Block Plan to a scale of 1:200 drawing number 11-05-014 Rev A; Proposed Elevation and Section to a scale of 1:50 drawing number 11-05-015 Rev A; Proposed Side Elevation to a scale of 1:50 drawing number 11-05-016; Proposed Ground Floor Plan to a scale of 1:50 drawing number 11-05-017 Rev B.

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