DELEGATED REPORT

Recommendation Made: 13 August 2009

Reference:- 09/00459/FUL **Parish:- Nailstone Parish Council**

Applicant:- Mrs Pat Milham
16 Rectory Lane
Nailstone
Nuneaton
Leicestershire

Location:- 16 Rectory Lane Nailstone Nuneaton Leicestershire CV13 0QQ

Proposal:- ERECTION OF GARAGE

Introduction:-

The application property is a two-storey, detached, pitched roof dwelling located on a small quiet residential street and is the last house of six on the southern side of the street. The two adjacent properties to the south, 12 and 14 Rectory Lane are both of identical construction to the application property but with some minor alterations including forward garages.15 Rectory Lane stands opposite the site and is screened from view by extensive vegetation on the boundary.

Planning permission is sought for the front extension to the existing garage located to the west. This would bring the front elevation of the garage forward by an additional 3.2 metres, projecting 0.9 metres past the dwellings front elevation. The scheme also proposes to replace the existing flat/pitched roof combination with a dual pitched roof and to introduce additional openings to the rear elevation of the garage.

History

01/00241/FUL- Installation of an LPG gas tank – approved- 18.04.01

Consultations:-

The Borough Council Environmental Health Officer (land drainage) has no objection to this application

No response from Nailstone Parish Council, the site notice or neighbours

Development Plan Policies:-

Local Plan Policy
- BE1 (Design and siting of development)
- T5 (Vehicle parking standards and highway safety)

Appraisal:-

The main considerations to address in this application are the design of the development and its impact on the character of the area and street scene, highway safety and neighbours amenity.

The property has an existing driveway which will span 13 metres from the highway boundary up to the new front elevation of the garage therefore highway safety is not a concern for this development. Parking provision will also not be impacted as the garage is to be extended maintaining the properties existing off-street parking capacity.

The garage extension will bring the properties building line forward of existing the dwelling by an additional 0.9 metres creating an additional 0.9 metre projection past the front building line of No.14. A living room window is located on the front elevation of No.14. A boundary measuring approximately 1.8

metres in height is planted along the boundary between the properties. Give the distance, projection and boundary treatment the amenities of No.14 are not considered to be affected.
Whilst this forward extension to the garage does not comply with the House Extensions Guidance because it is not set back from the front elevation, similar developments have been completed on the street lessening the impact on the street scene and having a limited, if any, impact on the character of the area. In addition the removal of the existing roof structure to be replaced with a pitched roof to match existing would serve as an enhancement to the street scene.

Overall the proposed garage extension would not adversely impact on neighbours amenity, highway safety or parking provision and would be of an acceptable design which would not impact on the character of the area or street scene subject to a condition requiring materials to match.

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 would not harm the character or appearance of the area or street scene, neighbours amenity or parking and highway safety.
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 materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling and garage 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 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. 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).

4. List of plans used in the determination of this application:-
Drawing- 'Proposed new garage'

Contact Officer:- David Kiernan Ext 5898