DELEGATED REPORT

Recommendation Made: 2 August 2011

Reference:- 11/00566/FUL **Parish:- Barlestone Parish Council**

Applicant:- Mr _ Mrs D Grewcock
2 Brookside
Barlestone
Nuneaton
Leicestershire

Location:- 2 Brookside Barlestone Nuneaton Leicestershire CV13 0NL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a first floor front extension to an existing bedroom and a ground floor side extension to the kitchen.

The dwelling comprises a brick, extended, semi-detached property on a relatively large plot. There is an integral single garage and off road parking to the front of the property.

Following concerns raised by officers in respect of the proposed window alignment, amended plans have been submitted. The first floor bedroom window has been re-positioned in line with the existing first floor window on the front elevation. Due to the minor nature of the amendment no re-consultation has taken place.

Relevant Planning History: -

06/00062/FUL	Extensions and Alterations to dwelling	Approved	21.03.06
01/00064/FUL	Extensions to dwelling including porch	Approved	27.02.01

Consultations:-

No objections have been received from: -

Head of Community Services (Land Drainage)

No comments have been received from: -
Barlestone Parish Council
Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

Policy 7 - Key Rural Centres

Adopted Local Plan

The site lies within the settlement boundary of Barlestone as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Policy T5 - Highways

Supplementary Planning Guidance: New Residential Development (SPG)

Supplementary Planning Document: House Extensions (SPD)

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 and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Barlestone, 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 first floor front extensions will be visible from the street scene. Although the SPG does not generally encourage front extensions due to their dominating and prominent nature. However, given the small scale of this proposal it will not over dominate the principle elevation of the property. The scale and ridge height proposed, render the extension subservient to the main property and although the fenestration proposed is not in keeping with that of the main property it does not cause significant harm to the overall appearance of the dwelling and would not warrant refusal of the application. Originally the first floor window proposed in the principle elevation was not aligned with the adjacent windows in the main property. This resulted in an uncoordinated appearance. Following this the design has been amended and the window in question has been aligned with those adjacent. The appearance of the front elevation is now more balanced and thus, acceptable. Accordingly the front extension is not considered to have a detrimental impact on the character of the property or the visual amenity of the street scene.

The rear ground floor extension will be screened by the garage and thus will not be visible from any public view point.

Impact on Neighbours

A first floor bedroom window is proposed in the front extension. This will have views over the dwellings on the opposite side of the road. However this said, the window will not have views directly into the rooms of the properties opposite due to their staggered alignment. Further, there is an existing first floor bedroom window and the proposal will only result in the window being marginally (20m as opposed to 22m) closer to the properties opposite. Although the separation distance between principle windows recommended within the SPG is 25m and this proposal falls slightly short of this, it is common place within residential areas that properties facing one another on the opposite sides of a road will not achieve the separation distances outlined within the SPG. Accordingly, the proposal is not considered to result in a material increase in terms of overlooking and thus based on the above, is considered acceptable.

A side facing window is proposed in the Kitchen extension, this will face towards the adjacent property, 4 Brookside. Although this window will serve a principle room, views will be restricted by the close boarded boundary fence. Accordingly there will be no further impacts in terms of overlooking.

The side extension will be set approximately 1.5m from the boundary fence. Accordingly there will be no impacts in terms of overshadowing of the adjacent property and the proposal will not be overbearing.

Highways

The proposal will not result in any additional bedrooms, nor will it reduce the amount of off road parking space. Accordingly there will be no further impacts in terms of highway safety.

Conclusion

The proposal will respect the scale and character of the existing dwelling and will 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 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 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) :- BE1, T5
Core Strategy (2009) Policy 7

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-Drg No. 1063/02 A received by the Local Planning Authority on the 5/9/1, OS Sitemap scale 1:1250 received by the Local Planning Authority on the 11/07/11

3 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.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning

3 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 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:- Eleanor Shaw Ext 5680