SIC
15/4/08

# DELEGATED REPORT

## Recommendation Made:

**Reference:-** 08/00161/FUL **Parish:-** Burbage Parish Council

**Applicant:-** Mr Nick Harmer
25 Atkins Way
Burbage
Leicestershire
LE10 2PH

**Location:-** 25 Atkins Way Burbage Hinckley Leicestershire LE10 2PH

**Proposal:-** Proposed Extensions and alterations to dwelling and replacement of garage

**Introduction:-**

This is a bungalow with a stepped front gable and 'feature' overhanging roof. It has a flat roofed rear extension and a rear garden that falls away with a flat roofed double garage served by a rear accessway. The proposal is to erect a 3.8m deep extension to the full width of the rear elevation, replacing the existing outbuilding, and with a roof that would overhang the rear gable by some 700mm. The rear elevation of the extension would be almost fully glazed to the apex. It is proposed also to replace the existing double garage at the end of the garden with a wider garage that would occupy the full width of the plot and would have two windows and a door in the rear elevation (facing the garden) and would have overhanging eaves to this elevation. The scale of this structure (5m to ridge) is considered excessive when viewed from the rear service road because of changing levels. It may also be overpowering in relation to rear gardens of properties fronting Brookside. Amendments submitted turning roof through 90° and reducing ridge to 4.15m.

**Consultations:-**

The Parish Council has no objection.

The adjacent residents at No.27 raise no objection to the extension to the dwelling but are concerned that no part of the proposed garage, including the overhanging roof, should project beyond the rear wall of their garage.

**Development Plan Policies:-**

BE1 & T5

**Appraisal:-**

In relation to the proposed rear extension to the bungalow the adjacent No.27 would experience little change – the proposal would be marginally less deep than the outbuildings it would replace, although the roof would overhang to a greater extent. The rear wall of the extension would be some 4.5m beyond the rear wall of No.27 but with a side separation of 1.5m. It is concluded that this relationship would not be unreasonable. The relationship with the adjacent bungalow at No.23 would be more problematic because the rear wall of the latter is already some 2.5m forward of the existing rear of No.25, albeit with a side separation of 2m. On this basis the proposed extension would project some 6m beyond the rear of No.23 plus the proposed 700mm overhanging roof. It was concluded that this relationship would have been unduly overbearing on the amenities of the residents of No.23 and an amended scheme has been negotiated which reduces the depth of the extension where it would adjoin No.23 by 1m and which also omits the overhanging roof detail. It is concluded that the proposal in its amended form would have an acceptable relationship with the adjacent No.23.

The proposed garage would be 9.5m wide by 8m deep with a pitched tiled roof which would overhang the garden elevation which, with two windows and a central door, would have a somewhat 'domestic' appearance. The garage doors would be set back only some 2.5m from the rear access drive, but this is similar to a number of other garages served by this access. The garage would project on the garden side by approximately 2m beyond the corresponding wall of the garage at the adjacent No.27, contrary to the representations made by those neighbours, but there is no defensible basis in planning on which to conclude that this relationship between remote garages would be unsatisfactory. Amended plans received showing the overhanging part of the roof to be gone.

**RECOMMENDATION :- Permit subject to the following conditions :-**

**SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.**

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

2 This permission relates to the application as revised by amended plan 07/210-070 received by the Local Planning Authority on 11 April 2008 and amended plan 07/210-06B received by the Local Planning Authority on 15 April 2008.

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.

4 The use of the garage hereby approved shall remain at all times for the parking of motor vehicles and shall not be converted to any other use unless otherwise 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 define the permission.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 To ensure that adequate off-street parking facilities are available to accord with policy T5 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.

**Contact Officer:-** Mr R Jacques Ext 5895

**Lisa Clarke**

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**From:** roger jacques [roger@thejacques.freeserve.co.uk]
**Posted At:** 10 April 2008 20:32
**Conversation:** Report 08/00161
**Posted To:** Planning Folder
**Subject:** Report 08/00161

## DELEGATED REPORT

**Reference :-** **08/00161/FUL**

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**Consultations :-** The Parish Council has no objection.

The adjacent residents at No.27 raise no objection to the extension to the dwelling but are concerned that no part of the proposed garage, including the overhanging roof, should project beyond the rear wall of their garage.

**Development Plan Policies :-**

BE1 & T5

**Appraisal :-**

In relation to the proposed rear extension to the bungalow the adjacent No.27 would experience little change – the proposal would be marginally less deep than the outbuildings it would replace, although the roof would overhang to a greater extent. The rear wall of the extension would be some 4.5m beyond the rear wall of No.27 but with a side separation of 1.5m. It is concluded that this relationship would not be unreasonable. The relationship with the adjacent bungalow at No.23 would be more problematic because the rear wall of the latter is already some 2.5m forward of the existing rear of No.25, albeit with a side separation of 2m. On this basis the proposed extension would project some 6m beyond the rear of No.23 plus the proposed 700mm overhanging roof. It was concluded that this relationship would have been unduly overbearing on the amenities of the residents of No.23 and an

amended scheme has been negotiated which reduces the depth of the extension where it would adjoin No.23 by 1m and which also omits the overhanging roof detail. It is concluded that the proposal in its amended form would have an acceptable relationship with the adjacent No.23.

The proposed garage would be 9.5m wide by 8m deep with a pitched tiled roof which would overhang the garden elevation which, with two windows and a central door, would have a somewhat 'domestic' appearance. The garage doors would be set back only some 2.5m from the rear access drive, but this is similar to a number of other garages served by this access. The garage would project on the garden side by approximately 2m beyond the corresponding wall of the garage at the adjacent No.27, contrary to the representations made by those neighbours, but there is no defensible basis in planning on which to conclude that this relationship between remote garages would be unsatisfactory. Amended plans received reducing the overhanging impact of the roof to the garage.

**RECOMMENDATION :- PERMIT subject to the following conditions :-**

**Condition**

1. **C1**
2. **C6** **"07/210 - " " "**
3. **C15** **"dwelling"**
4. **The use of the garage hereby approved shall remain at all times for the parking of motor vehicles and shall not be converted to any other use unless otherwise agreed in writing with the Local Planning Authority.**

**Reason**

1. **R1**
2. **R7**
3. **R10** **(BE1)**
4. **R18** **(T5)**

**Notes**

**standard**

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The Parish Council has no objection.

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**Appraisal :-**

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central door, would have a somewhat 'domestic' appearance. The garage doors would be set back only some 2.5m from the rear access drive, but this is similar to a number of other garages served by this access. The garage would project on the garden side by approximately 2m beyond the corresponding wall of the garage at the adjacent No.27, contrary to the representations made by those neighbours, but there is no defensible basis in planning on which to conclude that this relationship between remote garages would be unsatisfactory.

**RECOMMENDATION :- PERMIT subject to the following conditions :-**

**Condition**

rcvd. on 15.4.08

1. C1
2. C6 "07/210 -070" " 11/04/08 " and 07/210 06B ↑ &
3. C15 "dwelling"
4. **The use of the garage hereby approved shall remain at all times for the parking of motor vehicles and shall not be converted to any other use unless otherwise agreed in writing with the Local Planning Authority.**

**Reason**

1. R1
2. R7
3. R10 (BE1)
4. R18 (T5)

**Notes**

**standard**