DELEGATED REPORT

Recommendation Made: 10 October 2011

Reference:- 11/00699/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Ian Sylvester
8 Crownhill Road
Burbage
Hinckley
Leicestershire

Location:- 8 Crownhill Road Burbage Hinckley Leicestershire LE10 2LD

Proposal:- EXTENSIONS AND ALTERATIONS TO DETACHED GARAGE

Introduction:-

This application seeks full planning permission for the erection of a replacement detached garage with side extension at the front of this detached dwelling.

The dwelling is constructed from a red/orange facing brick and brown pantile roof tiles.

Amended plans have been received showing the side extension to the garage (workshop) reduced to one storey in height. This results in the loss of a dormer window whilst the other dormer window is re-positioned on the front elevation. Amended plans were then re-consulted with neighbours and statutory consultees for a 14 day period.

Planning History:

None

Consultations:-

Site notice displayed on 13/09/2011 and neighbours notified.

Burbage Parish Council objected on the following grounds:

a) Concerned premises to be used for business purposes
b) The windows would overlook the property at No. 7

Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Burbage Village Design Statement

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed garage on the character and appearance of the existing dwelling, street scene and on the amenities

of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Burbage, 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 garage is set in front of the main dwelling house. Garages positioned in front of houses are not typically a beneficial addition to the street scene. However, detached garages in this part of Burbage are characteristic and this is documented in the Burbage Village Design Statement. The proposal will be sited in the same location as the existing detached double garage.

The main section of the proposed garage will cover the same footprint however since the proposal introduces a workshop space it has a greater width of 8 metres to cover a larger area closer to the eastern boundary. The acceptability of a proposed garage sited in front of the main house has therefore already been established. The main issue to consider is the design, scale and massing of the proposed garage on the existing dwelling and street scene.

The Burbage Village Design Statement states that garages should be of a scale compatible with the residences they serve and should not be visually obtrusive. The original proposal was considered to be excessively large and unacceptable in scale. In negotiations with the agent amended plans have now been received that show the side extension reduced to a single storey element. This reduce the amount of mass in close proximity to the eastern boundary and reduces its bulk.

The reduction in mass has made the garage subordinate in size and more proportionate to the main house. There would be a graded appearance between the side extension (workshop) to the main garage up to the main dwelling. When viewed from the street it will not appear visually obtrusive and is therefore in compliance with the VDS.

The proposal includes a small and well-aligned dormer window that is now shown to be centrally positioned on the front elevation of the garage. Two roof lights will be inserted on the rear roof plane that are evenly spaced out. Brick corbelling will provide extra detail and visual interest. The use of red/orange facing brick and interlocking roof tiles match the materials used on the existing dwelling house. The proposal is also designed with a pitched roof which complies with the VDS. Overall the design details of the scheme are considered to be acceptable.

Given the revised scale and its set back position of approximately 22 metres from the highway, the proposal will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Neighbours Amenities

No. 7 Crownhill Road is a detached dwelling house to the east of the proposed development. A representation from Burbage Parish Council objects on the grounds that the windows would overlook the property at no. 7. The amended scheme omits this dormer window. When re-consulted on the amended plans Burbage Parish Council were still concerned about overlooking. Given the main dormer window is inset 4.5 metres from the side elevation of the workshop section of the garage, this further reduces the opportunity to overlook no. 7 to the extent that it is considered any overlooking will be minor and will not result in a material loss of privacy to the detriment of the amenities currently enjoyed by the occupiers of that dwelling.

Bearing in mind the eaves height of the single storey extension will be approximately 0.5 metres above the boundary wall with a public footpath separating the development with the rear garden of no. 7, the development will not have an overbearing impact on the neighbour's rear garden. There will be a small shadow cast towards the rear garden of no. 7 during the late afternoon but any loss of light or shadow will be minimal.

The proposed garage is 8.5 metres to no. 9 and the dormer window faces the driveway of both no. 8 and no. 9, therefore no material impact on neighbour's amenities.

Highways

The proposal will replace an existing garage and therefore no car parking space will be lost as a result of development.

Additional

In response to Parish Council concerns over its use for business purposes, the proposal has been submitted as a householder development and as such there is a assumption that its use will be incidental to the enjoyment of the dwelling house. Planning permission will be required for any non incidental use, however it is not reasonable to pre-determine that the building could be used in such a way. Should a breach of planning control occur, proportionate and expedient enforcement action could be taken.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not harm the street scene. In addition, it would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan and the Burbage Village Design Statement 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 siting, scale, mass and design of the proposed garage would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling or street scene and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & 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 development 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 - B11/13/P01A - Received on 28/09/2011
Drawing - B11/13/E01 - Received on 26/08/2011
Site Location and Block Plan - Received on 26/08/2011

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).

Contact Officer:- Kevin Roeton Ext 5919