DELEGATED REPORT

Recommendation Made: 15 May 2011

Reference:- 11/00220/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Neal Coupland
10 Valiant Close
Burbage
Hinckley
Leicestershire

Location:- 10 Valiant Close Burbage Hinckley Leicestershire LE10 2GD

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks planning permission for a two storey hipped roof extension to the rear of this detached dwelling.

The dwelling is constructed from red brick and grey concrete tiles.

Recent Planning History:

None

Consultations:-

Burbage Parish Council raises no objection.

One neighbour objection received raising the following concerns:-

a) The extension will have a significant impact in reducing daylight at rear of their property
b) A reduction in daylight will reduce the saleability of our home the sale price of their property

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 (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 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 Dwelling

The proposed extension is large in scale as it extends over half the width of the rear elevation and projects 4 metres out. The extension is not subservient to the main house and is larger than the existing projecting rear hip to the east of the proposed extension.

Although a gabled roof does not reflect the main roof type as advised in the SPG, it will sit next to an existing projecting hip and a sloping rear roof plane will appropriately reduce its mass. Bearing in mind the main property is large and inset from the site's boundaries, the extension will respect the character of the existing dwelling. Its overall design, scale and massing are considered acceptable at the rear of this property and will not have a detrimental impact on the character of the main house or the street scene.

The design principles set out in the Burbage Village Design Statement require extensions to have a similar scale and design using materials compatible with the original building. The proposed materials of red facing brick and concrete tiles are considered to be in keeping with the original property. The design and scale of the extension in this location of Burbage complements the original dwelling a new build with a fairly recent residential estate and therefore is in accordance with the VDS.

Neighbours amenities

No. 9 is located to the north west of the application site and is a detached dwelling with low lying landscaping along the boundary. The relationship between the application property and the neighbouring property is one where both are angled away from each other with the corner points of the rear elevation of the main dwellings are further apart. As a result, the extension will be further off-set from the boundary through its projection from the rear elevation wall. The hipped roof reduces the extensions mass and impact on no. 9. Due to the design of the extension and its relationship with no. 9, it is considered not to have an overbearing impact.

A representation has been received objecting on the basis that the extension will significantly reduce the amount of daylight at the rear of their property. The rear extension sits to the east of no. 9 and with the suns orientation it is likely to only cast a minimal shadow during the morning. As the 2 storey element of the rear extension is set in from the boundary and angled away from no. 9 any overshadowing will be minimal.

No. 13 is located to the south east of the application site and is a detached dwelling with a rear conservatory in close proximity to the closed border fencing along the boundary. Despite being angled inwards towards no. 13, the proposed extension will be 5 metres inset from the boundary line fencing therefore will not have an overbearing impact. Due to the off-set position of the neighbouring dwelling and the proposal, there is a very minimal opportunity for any loss of daylight.

There are no side elevation windows proposed that would allow for overlooking into the rear garden area of no. 9 or no. 13. The rear elevation will be approximately 11 metres to the closed border fencing with no. 169 Coventry Road. This distance is not considered to result in any significant overlooking into the rear garden area of no. 169. It has also been considered that none of the first floor bedroom windows will not directly face any windows on no. 169.

Although the proposed extension exceeds the guidance contained in the SPG by 2 metres by projecting 4 metres from the rear elevation of the dwelling, given the design of the extension, its position inset off from the boundary and the angle of the property, it is not expected that this will have a material impact on the amenities of the occupiers of the neighbouring properties.

Highways

The property as extended would have five bedrooms and there is adequate parking on the forecourt including the detached double garage for three vehicles.

Other issues

The loss of property value and saleability of a home is not a material planning consideration.

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 Policy BE1 of the Local Plan, the Council SPG on House Extensions and 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 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 existing dwelling and meets vehicle parking standards 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 extension and alteration 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 - 10/115 03 - Received on 25/03/2011
Drawing - 10/115 04A - Received on 25/03/2011
Drawing - 10/115 05A - Received on 25/03/2011

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**