DELEGATED REPORT

Recommendation Made: 17 March 2011

Reference:- 11/00118/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Bevington
Copperfield
5 Workhouse Lane
Burbage
Hinckley

Location:- 45 Sketchley Road Burbage Hinckley Leicestershire LE10 2DU

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for a single storey extension to the rear of this dwelling. The property is constructed from red brick with brown roof tiles.

The property is situated within a stretch of Sketchley Road which consists of a row of terraced house which are set back off the road frontage. There is a boundary fence approximately 1 metre in height between 43 Sketchley Road and 47 Sketchley Road is partially separated by a 1 metre high boundary fence with the garden area remaining open.

There is no relevant planning history on this property.

Consultations:-

At the time of writing this report no comments have been received from: -
Burbage Parish Council
Ward Members
Neighbours

Development Plan Policies:-

Adopted Hinckley and Bosworth 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 impact of the proposed extension on the character and appearance of the existing dwelling and street scene and on the amenities of the occupiers of neighbouring properties.

Impact on Existing Dwelling and Street Scene.

Similar extensions have been built to the rear of the properties in the vicinity. Given the location of the extension, to the rear of the property and its respective scale and mass the proposed extension will not have an adverse effect on the street scene.

Impact on Neighbours.

The proposed extension will be replacing existing buildings already located within the application site and in a similar position. The existing buildings consist of a detached store along with extensions to the existing toilet and fuel room attached to the main dwelling.

The proposed extension projects a further 4.2 metres from the existing rear elevation and is adjacent to the shared boundary with 43 Sketchley Road. Although the proposed extension projects a further 4.2 metres from the existing rear elevation the entirety of the extension will project no further than the existing store which is located 11.3 metres away from the existing rear elevation. The width of the extension will only be projecting a further 0.3 metres from what is currently in situ from the existing kitchen and lobby which form part of the main dwelling totally a width of 3.3 metres.

No 43 is located to the west of the application site and is attached and has a two storey rear extension consisting of a solid wall along the boundary to the application site; which is then separated from the proposal by a boundary fence approximately 1 metre in height. While the proposed extension is not set off the boundary as the neighbouring property have previously extended with a solid brick wall this will not have a detrimental impact on the neighbouring property in terms of the extension being obtrusive or have an impact on light entering into the property. Although the proposed extension exceeds the guidance contained in the SPG by 1.2 metres given the design of the extension, and the height of the existing boundary treatment it is not expected that this will have an impact on the amenities of the occupiers of that property.

No 47 Sketchley Road is located to the east of the application site and is attached. The proposals also include the insertion of two side windows along with a velux roof light; this will face the side elevation of No 47 which currently has two side windows currently overlooking the application site. It is therefore considered that the proposal will not detrimentally increase levels of overlooking to No 47 than what is being currently experienced. Given the scale of the proposal; and the separation distance of approximately 5 metres between the application site and the neighbouring property, it is not considered that there will be an adverse effect on the residential amenity of that dwelling.

Given the scale of the proposal; existing boundary treatment and the separation distance to No. 32 Victoria Road, is not considered that there will be an adverse effect on the residential amenity of that dwelling.

Conclusion.

The proposal would respect the scale and character of the existing dwelling and street scene and would 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

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 proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Existing and Proposed Plans and Elevations to a scale of 1:50 and 1:100; Site Location Plan to a scale of 1:1250; Site Block Plan to a scale of 1:500 drawing number 41/1/2010

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:- Joanne Orton Ext 5666