DELEGATED REPORT

Recommendation Made: 11 December 2008

Reference:- 08/01016/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mr S Faulkes
6 Long Row
Sheepy Road
Sibson
Nuneaton

Location:- 6 Long Row Sheepy Road Sibson Nuneaton Leicestershire

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

The application property is an early 19th century cottage within a terrace of four which presents a very attractive front elevation to the highway in the Sibson Conservation Area. They are in mellow red brick with clay tiles forming 'eyebrows' over the first floor windows. To the rear they are less than idyllic with a variety of single and two storey extensions.
The properties within this terraced have long gardens which back onto open countryside.

Planning permission is sought for a two storey rear extension to extend the western elevation of the existing rear gable by 0.8m to abut the boundary of 7 Long Row. The proposal involves the removal of the existing lounge and bedroom windows which face rear and into the space between the two dwellings and the kitchen window which faces towards 7 Long Row. The extension will incorporate materials to match the existing dwelling, a brick detail dentil course and built in conjunction with approved plans at 7 Long Row.

The application property and the adjacent property, 7 Long Row, on the western elevation both have 4 metre deep two storey rear gabled extensions with a combined intervening separation of 1.8 metres.
This application directly relates to a previously approved application (08/00426/FUL) for the adjacent property 7 Long Row, which proposes extending the two storey eastern elevation by just under a metre to abut the boundary of 6 Long Row. The previously approved application and this current application combined will eliminate the dividing space between the two properties and create two rear gables which abut one another. Although the proposal at 7 Long Row has been given planning permission this has yet to be implemented.

Planning History

85/01193/4- Residential replacement roof and erection of new flue- approved- 20.02.86

08/00426/FUL (7 Long Row)- Extension and alterations to dwelling- approved- 26.06.08

Consultations:-

No representations have been received from:-
- Sheepy Parish Council
- Local Authority Conservation Officer
- Neighbours

Development Plan Policies:-

Hinckley and Bosworth Local Plan
- BE1 (Design and siting of development)
- BE7 (Development in Conservation Areas)

House Extensions Supplementary Planning Guidance

Appraisal:-

The proposed extension can not be seen in isolation and must be assessed not only on its own merit but also on its relationship with the approved two storey application at the adjacent property 7 Long Row.

The proposal will involve a small increase in the width of the rear gable which will abut the boundary with 7 Long Row and infill up to the existing rear building line. In isolation the proposal may adversely impact on 7 Long Rows' rear windows however the proposals combined will remove existing windows facing into the dividing space between 6 and 7 Long Row. This will remove any adverse impact on 7 Long Row and the newly created rear building line will not extend past existing and as such will not have any adverse impact on 5 Long Row.

As indicated, existing rear buildings lines are fragmented and inconsistent however the extension of the gable ends of 6 and 7 Long Row to abut one another would create a more uniform rear building line which would enhance the appearance of the rear elevation of the terrace.

The extension will replace and extend where necessary the brick detail dentil course and incorporate clay roof tiles to match the existing main roof and bricks to match the existing dwelling. This combined with the small scale and proportionate size of the extension and limited impact of neighbouring properties creates a development in accordance with local plan policies BE7 and BE1.

Overall the proposal is considered to be acceptable and it is recommended that planning permission be granted, subject to a condition requiring the materials used in the development match those of the original dwelling. This will be to ensure that the development has a satisfactory external appearance and not have a detrimental impact on the locality.

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 would be in accordance with the development plan, is of a suitable scale in keeping with the dwelling and the streetscene and acceptable in terms of neighbours amenity.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and BE7

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.

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 and BE7 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 6th 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 List of plans used in the determination of this application:-
Drawing numbers- 100801/1 and 100801/2

Contact Officer:- David Kiernan Ext 5898













