DELEGATED REPORT

Recommendation Made: 5 September 2011

Reference:- 11/00518/FUL **Parish:- Hinckley**

Applicant:- Mr John Bullmore
6 Armadale Close
Hinckley
Leicestershire
LE10 0SZ

Location:- 6 Armadale Close Hinckley Leicestershire LE10 0SZ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks approval for a two storey side extension to No. 6 Armadale Close, Hinckley. The application property is a two storey semi-detached dwelling, located in the corner of a cul-de-sac, adjoining No. 5 on the eastern boundary. No. 3 Kilberry Close lies to the west of the site with a 17.43m distance between the rear elevation of No. 3 Kilberry Close and the proposed side extension.

The proposal is a two storey side extension to provide a larger kitchen/dining area to the ground floor and a master bedroom with en suite to the first floor. The proposed extension will match the length and height of the existng dwelling. The proposed measurements of the extension are 8m in length, 7.5m in height and 2.6m in width. Materials and design are to match the existing and it will be sited 0.8m off the western boundary. The existing first floor window that overlooks No. 3 Kilberry Close is to be removed and replaced with a ground floor window at a maximum height of 2.1m above ground level. There is an existing 2m high fence on the western boundary that increases in height towards the rear boundary to mirror the slope in the land levels. A second boundary fence belonging to No. 3 Kilberry Close is located immediately adjacent and sits approximately 0.5m above the fence to No. 6 Armadale Close. A high conifer hedge forms screening to the rear boundary.

Consultations:-

No comments have been received from:-
Ward Members
Head of Community Services (Land Drainage)

Neighbours notified and a concern has been raised regarding drainage issues on the western boundary.

Development Plan Policies:-

The site lies within the Settlement Boundary for Hinckley as defined within the adopted Hinckley and Bosworth Local Plan.

Local Plan Policies

BE1

Other Guidance

Supplementary Planning Guidance on House Extensions

Appraisal:-

The main consideration in the determination of this application is the siting and design and the impact on the amenity of neighbouring properties.

Principle of Development.

The site is located within the defined settlement boundary for Hinckley and as such there is a presumption in favour of development subject to all other planning matters being appropriately considered and addressed.

Siting and Design.

The proposed extension is sited on the western side of the existing dwelling, 0.8m off the boundary and will be of a scale and design complimentary to the existing dwelling. The proposal will be 8m in length, 7.5m in height and 2.6m in width and will be constructed of materials to match the existing dwelling. Although the design of the extension is contrary to the Supplementary Planning Guidance on House Extensions in terms of the proposal being less than 1m off the boundary and not set back by at least 1m from the front of the existing dwelling, by virtue of the siting of the existing dwelling, off a private drive, it is not considered that the approval of the proposed extension will cause a terracing effect and is unlikely to set a precedent.

Impact on Amenities of Neighbouring Properties.

By virtue of the siting and location of the existing dwelling and the proposed extension and considering the existing boundary treatment to be retained, it is not considered that the proposal will have an adverse impact on the amenities of the neighbouring properties. A concern regarding drainage has been raised, however, this is not a material planning consideration. The distance between the blank wall of the proposed two storey side extension and the window of No. 3 Kilberry Close will be 17.43m, meeting the minimum distance of 14m set out in the Supplementary Planning Guidance for House Extensions.

Conclusion.

That by virtue of the siting and design of the proposed extension and existing boundary treatment, it is considered that the proposal would not adversely impact on the amenity of surrounding neighbouring properties or have an adverse impact on the streetscene and is therefore recommended for approval.

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 in terms of siting, design and impact on amenity of neighbouring properties.
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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing no's WD1 A, WD2, WD4 and LP1

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:- Debbie Phillips Ext 5603