DELEGATED REPORT

Recommendation Made: 21 April 2011

Reference:- 11/00126/FUL **Parish:- Cadeby Parish Council**

Applicant:- Mr Stephen Cope
6 Wood Lane
Cadeby
Nuneaton
Leicestershire

Location:- 6 Wood Lane Cadeby Nuneaton Leicestershire CV13 0AU

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING INCLUDING THE ERECTION OF A GARDEN STORE.

Introduction:-

This application seeks to obtain full planning permission for extension and alterations to No. 6 Wood Lane, Cadeby. The proposal involves the erection of single storey extensions to the rear of the property, internal re-arrangements as well as external alterations to the main dwelling and the erection of a proposed garden room.

The application property is an early 1990s style detached bungalow with a main hipped roof, a projecting hip rear extension extending half way across the rear elevation and a flat roof conservatory that projects the same distance infilling the space to the boundary line with The Bungalow.

Materials used on the external walls include facing brick and the roof concrete interlocking tiles in the colour terracotta. The site has a detached adjoining garage with Glebe House set back from the front of the main house by approximately 23 metres along a shared driveway. Beyond the garage, the latter section of the rear garden (16m) is open to the rear gardens of Glebe House and Carneddi. A holy hedge is sited along the rear boundary line and 2 metre high wooden fencing along the side boundary abutting White Cottage and Wakes End and decreasing to 1.8 metres high along The Bungalow.

The site falls within the Cadeby Conservation Area. The south west section of the Conservation Area contains a mixture of historic and more modern infill development. The application property forms modern infill development sitting next to a two storey dwelling house Glebe House and a detached bungalow to the east known as The Bungalow. To the south east of the site is the setting of Old House Farm a listed property of late C16 – early C17 timber framed property with brick panel infills.

The proposal involves the removal of an existing conservatory and its replacement with a larger single storey extension of hipped and gabled roof form. The extension is narrower than the width of the original dwelling and projects past the original rear wall of the dwelling by 3 metres. The proposal includes modification to the roof that result in an extension of the existing hipped form and the addition of a smaller conventional gable to the rear.

Planning History:

93/01015/REM - Erection of a bungalow - Approved on 16/02/1994

Consultations:-

Site notice displayed and neighbours notified.

No representations have been received.

Development Plan Policies:-

Adopted Hinckley and Bosworth Borough Council Local Plan

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

BE1 (Design and siting of development)
BE7 (Development in Conservation Areas)
BE5 (The setting of a Listed Building)

Other Policy Documents

Adopted Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Cadeby Conservation Area Appraisal

Appraisal:-

The main consideration for the determination of this application is the design of the extension, its impact on the character of the existing property, street scene, and neighbours amenities, the setting of a listed building and the character of the conservation area.

Impact on the character of existing property

The proposal is to replace the existing projecting hipped roof of the rear extension and the adjoining flat roof rear conservatory with a new gabled roof with further extension beneath. The proposed gabled roof extension will extend the full width across the main house. The ridge height will be the same as the main dwelling seeing the continuation of the main property. Despite the replacement extension not being subservient to the main house, it is considered acceptable at the rear of the property away from street view.

The additional sub-gable element of the proposed rear extension will however be subservient to the rest of the extension due to the fact that it does not extend the full width across the rear elevation and the ridge height will be 0.5 metres lower than the main ridge. In essence, the replacement rear extension will be incorporated with the main house and the additional projecting sub-gable will look subordinate to the continuation of the main house.

The rear elevation of the sub-gable will include sliding doors and the triangular element above the horizontal boarding arranged with glazing units. Its contemporary design is not considered to harm the character of the existing property.

The proposed materials of facing brick, interlocking roof tiles and powder coated aluminium window frames and doors are considered to be compatible with the existing house. It is considered that the basic modernising design is compatible with this modern 1990s style bungalow and therefore acceptable in policy terms.

In terms of the proposed alterations, the existing front door and canopy will be removed to be replaced with facing brick on the front elevation. A proposed new wooden door will be inserted on the side elevation to include a porch area inset into the bungalow with a step and railings. The repositioning of the main door from the front to the side elevation is considered to be acceptable.

Impact on Streetscene

A proposed rear gable and the retention of an existing hipped roof at the front will create an unbalanced visual appearance. However, the gable is at the rear of the property and only the side and front elevation will be viewable from the street therefore the unbalanced appearance will not be visible due to the orientation of the property within the streetscene.

Impact on Conservation Area

The site falls within a section of Wood Lane which is visually weak. Indeed the bungalow forms a modern infill development. The proposed development is at the rear of the property and therefore will not harm the character of the Cadeby Conservation Area. It is on this basis that it is considered that the development preserves the character of the Cadeby Conservation Area.

Impact on setting of Listed Building

The proposed development will be at the rear of the site away from the setting of Old House Farm. However, alterations to the side and front elevations will be viewable on existing Old House Farm. Nevertheless, this is not an important view and the proposed alterations to the front and side will not have a significant impact on the setting of Old House Farm.

Neighbours amenities

In order to protect the amenity of surrounding properties, in terms of loss of light, privacy, overshadowing and overbearing impact, the House Extension Supplementary Planning Guidance (SPG) advises that a single storey extension should project out no further than three metres along the common boundary with an adjoining dwelling. The property has already been extended 5 metres from the rear elevation of the main house on the side nearest to the neighbouring Bungalow. With regard to the additional proposed projecting gable element, the proposal is to extend an extra 3 metres beyond the existing extension, which will result in a total combined length of 8 metres beyond the rear elevation of the original house.

The Bungalow has a gabled single storey rear extension extending up to the rear elevation of the main house at No. 6 Wood Lane. The proposed extension will therefore extend 8 metres beyond the gabled end of the neighbour's rear extension. However, the proposed extension will be slightly off-set from the boundary and the neighbour's rear extension is at an angle positioned away from the boundary and offset from the common boundary line. There is wooden fencing approximately 1.8 metres high and vegetation along the boundary line, the amount of brick above the fencing line will be 1 metre to the eaves and the roof plane will be angled away from the boundary line reducing impact on neighbour's amenities. Despite extending a significant distance from the rear elevation of the original house there is a separation gap to the rear extension at the neighbour's property. Overall, it is not considered to have an overbearing impact on the current amenities enjoyed by the occupiers of the neighbouring property at The Bungalow.

Due to the suns orientation and the proposed extensions being due northwest of the Bungalow there will be a shallow shadow cast over a small section of the garden during the afternoon and evening. However it is not considered there will be any significant loss of light as the proposal is single storey and the detached neighbouring bungalow is off-set from the common boundary.

Seven roof lights will be inserted on the northeast facing roof plane and 4 roof lights on the southwest roof plane. Two of the high level windows on the southwest side elevation will be retained. It is therefore not considered there will be any overlooking that would result in the loss of privacy to the detriment of the amenities currently enjoyed by the occupiers of neighbouring properties.

The proposal does however include the insertion of a main door on the side (southwest) elevation of the main house. Access to the main door will be via the shared driveway with Glebe House, which has a large kitchen window on the side elevation. A front door on the side elevation will increase the number of comings and goings past the side elevation of Glebe House. However, it was not considered to be significant to seek amendments. Even though the side door will increase movement along the side of the property, it will not adversely affect the occupiers of Glebe House.

Additional

The proposed garden store sits at the end of the rear garden. Despite being close to the boundary line there is wooden fencing 2 metres high and a holy hedge that would appropriately screen the vast majority of the built structure. It is sited away from surrounding dwellings at the rear end of neighbouring gardens, and for this reason it is not considered the proposed garden store will have a detrimental impact on the amenities currently enjoyed by the occupiers of neighbouring properties. Its sitting at the far corner end would preserve the open character of the rear gardens within the Cadeby Conservation Area. It is considered the store is small in scale and will not be visually prominent. It will have a simplistic design with a dual pitched roof and materials in keeping with the main house. It is considered the proposed garden room will not adversely affect the character of the Cadeby Conservation Area.

Conclusion

In summary it is considered that the proposed extensions and alterations will not have a detrimental impact on the existing property, street scene, character of the Cadeby Conservation Area or the setting of a listed building at Old Farm House. It has also been considered that the proposed development will not adversely affect neighbours amenities.

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 and it is on this basis that it is considered that the development preserves the character of the Cadeby Conservation Area and would not harm the street scene, the setting of the adjacent listed building and neighbours amenities.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7 & BE5

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 in the construction of the proposed development shall be in accordance with the details contained in the applications, unless otherwise 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 - LPA01 - Received on 01/03/2011
Drawing - LPA02 - Received on 01/03/2011
Drawing - LPA03 - Received on 01/03/2011
Drawing - LPA04 - Received on 01/03/2011
Drawing - LPA05 - Received on 01/03/2011
Drawing - LPA06 - Received on 01/03/2011
Drawing - LPA07 - Received on 01/03/2011
Parking Plan - LPA08 - Received on 01/03/2011
Block Plan - LPA09 - Received on 01/03/2011
Site Location Plan - LPA10 - Received on 01/03/2011
Drawing - LPA11 - Received on 01/03/2011

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 & BE7 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).

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