DELEGATED REPORT

Recommendation Made: 9 September 2011

Reference:- 11/00497/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr David Haigh
79 Sapcote Road
Burbage
Hinckley
Leicestershire

Location:- 79 Sapcote Road Burbage Hinckley Leicestershire LE10 2AS

Proposal:- ERECTION OF DORMER WINDOWS (RETROSPECTIVE)

Introduction:-

Retrospective full planning permission is sought for the erection of 2 no. dormer windows in the rear roof slope. The dormers would project a maximum of some 2.5 metres from the rear roof slope at approximately 3 metres in height.

The dormers are generally complete, but external finishing materials have not yet been installed.

The site is located within the settlement boundary of Burbage, as defined by the adopted Hinckley and Bosworth Local Plan.

The application is accompanied by an Ecology Report which states that there are no bats roosting in the building or any evidence to suggest that the property had at any time had a bat roost.

No relevant planning history.

Consultations:-

No objections from:-

Directorate of Chief Executive, LCC (Ecology)
Burbage Parish Council

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.

Local Development Framework: Core Strategy (2009)

Policy 4: Development in Burbage

Hinckley & Bosworth Local Plan (2001)

The site is within the settlement boundary of Burbage, as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of Development

Supplementary Planning Guidance/Documents

Supplementary Planning Guidance (SPG): House Extensions

Supplementary Planning Document (SPD): Burbage Village Design Statement. The site is located within Zone 5: 'Sapcote Road/Burbage Road/London Road to the Eastern Settlement Boundary'.

Guidance Note 2: Design Principles states that extensions, conversions and alterations should use materials and be of a design and scale compatible with original buildings.

Appraisal:-

The main considerations in respect of this application are the principle of development, design and the impact of the proposed extension on the character and appearance of the existing dwelling, impact on the amenities of the occupiers of neighbouring properties and impact upon protected species.

Principle of Development

The site is located within the settlement boundary of Burbage, as defined on the Adopted Hinckley and Bosworth Local Plan proposals map and therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Design and Impact on Existing Dwelling and Street Scene

The Council's SPG on House Extensions states that dormer windows should generally be:- designed to ensure the original house roof remains dominant; be located at the rear of the building; not exceed the height of the original roof; be pitched to match the existing roof and be set a minimum of 1 metres from the main wall.

The dormers windows are not visually prominent within the streetscene given their siting to the rear roof slope of the dwelling an the dwelling's position set someway back positioning from the highway.

The dormers are not visible from the front elevation and as such there is not impact and complies with the SPG. However, the dormers are visible from the rear of the site where their scale and mass does create some impacts. On balance the dormers are considered acceptable and do not give rise to any significant material impacts to sustain a reason for refusal in this case.

Impact upon Residential Amenity

The neighbouring dwelling No.81 Sapcote is located to the east of the site and extends further north than the application dwelling. Given the relationship between the two dwellings and the siting of the dormers within the roof slope, the dormers are not considered to give rise to any overshadowing or overbearing impacts and there is considered to be minimal impacts in terms of overlooking.

In summary, the proposal is not considered to have any direct impacts upon the occupiers of the neighbouring dwelling. As such the scheme is considered to be in general accordance with Saved Policy BE1 of the Local Plan.

There are no other neighbouring dwellings impacted upon as a result of the proposal.

Ecology

The Directorate of Chief Executive, (Ecology) accepts the report submitted with the application and concluded that this application will have no impact on any designated sites of ecological importance. Accordingly, it can be concluded that the proposal will not have any adverse impacts upon protected species.

Other Matters

The loft conversion will create 4 no. bedrooms. It is considered that there is sufficient on site parking.

Conclusion

Whilst the design and scale of the dormers are not considered to be in strict accordance with the Council's

SPG on House Extensions, there siting to the rear roof slope in an un-prominent location, together with no significant material harm being identified, it is not considered that a reason for refusal can be substantiated in this case. There are no adverse impacts upon protected species. Accordingly, the application is recommended for planning permission, subject to the imposition of planning 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 would be in accordance with the development plan as it not considered significantly detrimental to visual or residential amenity or impact upon protected species.

Hinckley & Bosworth Local Plan (2001):- Policies BE1

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policy 4.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended details: Block Plan HAI1730-06; Proposed Elevations HAI1730-04 and Plans and Sections HAI730-05 received by the Local Planning Authority on 20 July 2011.

Reasons :-

1 For the avoidance of doubt and in the interests of proper planning.

2 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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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