DELEGATED REPORT

Reference :- **08/00347/FUL**

Location :- **28 Fox's Covert, Fenny Drayton**

Introduction :-

This is a two storey detached house with a previous two storey and single storey extension to the front and a conservatory to the rear. It is the end, and highest, dwelling in a row of similar properties in a rising frontage. There is a field access to the side, beyond which there are predominantly bungalows, as there are also on the opposite side of the road. The proposal is to create two additional bedrooms in a third storey by means of raising the height of the ridge of the main dwelling by some 1.5m and installing a virtually full width flat roofed second floor dormer in the extended rear roof slope.

Consultations :-

No responses have been received from the Parish Council.

The adjacent residents at No.27 have no objection to the proposed alterations to the roof but object to a proposal shown on the submitted plan to relocate the existing side-facing door to the garage.

The resident at No.67 considers the proposal to be out of character with the locality.

Development Plan Policies :-

BE1

Appraisal :-

The six houses in the frontage of which the application dwelling is the highest are all of a similar original design and height – the application property is the only one with a first floor forward extension and this is designed with a hipped roof to the same pitch as that of the main roof. It is concluded that the proposal to increase the height of the two side gables and the ridge by 1.5m would create a dwelling of awkward and incongruous design with a main roof pitch that would be significantly steeper than that of the existing first floor front extension which would intersect with it. Furthermore the extended dwelling would stand prominently above the other houses in the frontage of which it is part and would be both intrusive and incongruous, to the unacceptable detriment of the appearance of the general street scene.

The proposed second floor flat roofed rear dormer would be large and unattractive but would probably not register in the in the street scene sufficiently to justify a refusal of planning permission. The proposed pedestrian door to the side elevation of the garage would stand a little forward of the front main wall of the adjacent dwelling but would not be objectionable in planning terms.

RECOMMENDATION :- REFUSE for the following reason :-

The proposal to raise the ridge height of this dwelling would result in the creation of a roof of awkward and incongruous design that would detract to an unacceptable degree from the design and appearance of this dwelling. Furthermore the dwelling, if extended in this manner, would be ~~both~~ visually intrusive to the unwarranted detriment of the pleasant appearance of the wider street scene. For these reasons the proposal is unacceptable and is contrary to Policy BE1 of the adopted Hinckley and Bosworth Local Plan. and the approved Supplementary Planning Guidance relating to ~~the~~ domestic extensions













Rear.