**DELEGATED REPORT**

**Recommendation Made: 21 July 2011**

**Reference:- 11/00513/FUL** **Parish:- Hinckley**

**Applicant:- Mr & Mrs Keith Maddox**
**560 Coventry Road**
**Hinckley**
**Leicestershire**
**LE10 0NJ**

**Location:- 560 Coventry Road Hinckley Leicestershire LE10 0NJ**

**Proposal:- EXTENSION AND ALTERATIONS TO DWELLING**

**Introduction:-**

This application seeks full planning permission for the erection of a single storey extension to the rear of this detached bungalow.

The bungalow is constructed from red brick with brown roof tiles.

Relevant Planning History: -

02/00738/FUL - Extensions and Alterations to Dwelling - Planning Permission - 08.08.2002

**Consultations:-**

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

One letter of objection has been received raising the following concerns: -

a) The conservatory adds to an over developed garden and would provide less drainage for rainwater
b) Concerns have been raised that the plans submitted do not show the previous extension and the dimensions are incorrect on the block plan submitted with the application..

At the time of writing the report no comments have been received from: -
Ward Members

**Development Plan Policies:-**

Adopted Hinckley and Bosworth Local Plan

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

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

**Appraisal:-**

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

The Principle of Development

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

Impact on Existing Dwelling and Street Scene.

The property has been previously extended across the entire rear elevation with a continuation of the ridge line and half hip. The conservatory is proposed to project 4m beyond the rear wall and extend 3m across the rear elevation of the dwelling. Whilst the pyramidal roof design appears disconnected from the existing dwelling given its position at the rear of the property, its scale, and the materials proposed the extension will not have any adverse impact on the street scene or the character of the existing dwelling and it is therefore acceptable in design terms.

Impact on Neighbours.

The proposed extension projects 4 metres from the furthest point of the previously extended rear elevation. No 558 Coventry Road is located to the east of the application dwelling and is a detached two storey dwelling. There are conservatory windows located on the extended rear elevation of No 558 however the proposed extension is inset off the boundary by 4.5 metres along with the height on the existing boundary treatment consisting of a 2 metre high boundary fence, therefore no adverse impact on residential amenity will arise.

No. 562 Coventry Road is located to the west of the application dwelling and is a detached two storey dwelling. There are conservatory windows located on the extended rear elevation of No 562. The proposed extension is inset off the boundary by 3.5 metres along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence. The height of the proposed extension up to the eaves is 2.1 metres with a dwarf wall and the remainder of the wall being glazed. Given the height and hipped design of the roof which slopes away from the neighbouring property this will not have any adverse impact on residential amenity. In response to the concerns raised in terms of overshadowing from the previous extension. The previous extension was assessed on its own merits at that time. In terms of the impact of this proposal whilst this extension projects a further 4m beyond that previous extension the reduction of light entering into the property will be limited.

The Bengal Chef is located to the south of the application dwelling and is detached. There are no windows visible which will be affected by the proposed extension. Along with the existing garage and garden shed a 2 metre high boundary fence and mature trees and vegetation defining the rear boundary there is a separation distance of at least 40 metres between the rear elevation of the neighbouring restaurant and the rear elevation of the proposed extension, no adverse impact on residential amenity will arise.

Other matters

In response to the concerns raised by the occupiers of No 562 in relation to land drainage a consultation was sent to the Head of Community Services (Land Drainage) Officer who raises no issues in relation to the on site drainage. There is a minor discrepancy on the plans as the proposed extension is inset off the boundary by 3.5 metres not the 4.5 metres stated on the plan however the decision has been made following an on site inspection and clarification of measurements taken from the visit. The previous extension approved in 2002 under application 02/00738/FUL has been identified on the block plan provided within the application following a check with the plans submitted under this application and the up to date block plan submitted there is no discrepancy here.

Although the proposed extension exceeds the guidance contained in the SPG by 4 metre by projecting 4 metres from the extended rear elevation of the dwelling, given the design of the extension, its position inset off from the boundary and the height of the existing boundary treatment it is not expected that this will have an impact on the amenities of the occupiers of the neighbouring properties to warrant a refusal of planning permission on those grounds.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with

policies BE1 of the Local Plan and the SPG on House Extensions and is therefore recommended for approval subject to 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 by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would be in accordance with the development plan.
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 All facing bricks used in the development hereby permitted shall match the corresponding materials of the existing dwelling all other external materials to be used shall be in strict accordance with those specified in the application, unless alternative materials are first agreed in writing with the Local Planning Authority.

3 The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 received 24 June 2011; Site Block Plan to a scale of 1:500 received 24 June 2011; Existing Plans and Elevations to a scale of 1:100 and 1:200 received 24 June 2011; Proposed Plans and Elevations to a scale of 1:200 and 1:100 received 24 June 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 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:- Joanne Orton Ext 5666**