DELEGATED REPORT

Recommendation Made: 21 October 2011

Reference:- 11/00741/FUL **Parish:- Groby Parish Council**

Applicant:- Mr M Crothers
8 Parkside
Groby
Leicester
Leicestershire

Location:- 8 Parkside Groby Leicester Leicestershire LE6 0EB

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for the erection of a first floor side extension, single storey front and rear extension and a first storey element to the rear of this detached dwelling house.

The dwelling is constructed from brown facing brick, green hung tiles to the existing dormer and grey pantile roof tiles.

Amended plans have been received showing the first floor side extension set back 500 mm from the front elevation with the ridge height lowered 200 mm. As a result of these changes, the first floor front elevation window is smaller and the eaves of the bargeboard will be symmetrical with the opposite eaves.

Planning History:

93/00167/4 - Extension to house – Approved on 24/03/1993

Consultations:-

No objections have been received from:-

The Directorate of Chief Executive (Ecology)
The Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

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, street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Groby, 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 first floor side extension has a gabled roof design. The ridge line is 200 mm lower than the ridge on the main house. The first floor will also be set back 500 mm from the front elevation and the proposal will extend 2.8 metres in width. It is therefore considered to be subservient to the main house. The first floor front elevation window is smaller in size to further enhance its subordinate visual appearance. The eaves of the main house on the front elevation will be the same as the eaves on the opposite side creating a symmetrical gable that is harmonious with the first floor side extension.

A gable end results in an increase in the amount of mass on the side elevation. However with half of the gable end to be positioned behind no. 7 this does not significantly alter the dwellings prominence within the street scene. Due to the staggered position of neighbouring properties and the separation gap of 1 metre to the boundary line, the design of the proposed development would not result in a “terracing effect”. It is noted no. 1, 5 and 13 Parkside all have different first floor side extensions. The asymmetrical roof design has therefore not been preserved in the street scene.

The use of a gabled roof to the side of this dwelling does not detract from the character and is subservient to the existing dwelling. The proposal will not have an adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

The single storey extension will have a mono-pitched roof and extends the full width across the rear elevation with a 2 metre first floor gabled roof bedroom extension above the existing flat roof extension. The first floor gabled extension projects 2 metres out and will have a ridge height 1.3 metres lower than the ridge on the main house. Given its position at the rear of the property and its relatively small scale that reflects the character of the existing dwelling, the proposed rear extensions will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

The proposed front porch is 1 metre in length x 2.8 metres in width x 3.5 metres in height to the ridge and is therefore small in scale. The gable to the front porch respects the symmetrical gable character of the main house. It is considered the proposed porch extension would not have a detrimental impact on the character of the existing dwelling or street scene.

Neighbours Amenities

No. 7 Parkside is located to the north of the applicant’s site and is a detached dwelling house. The resultant effect of a first floor extension with a gable end is a greater mass of side elevation closer to the boundary in comparison to the existing situation and therefore a greater impact upon the amenities of the occupiers of no. 7.

The side elevation will extend 4,2 metres in front of dwelling no. 7. There is a separation distance of approximately 2 metres to the neighbours property, which will compensate for the extent in which the extension projects. The front bay window serving a lounge is also inset a small distance on the house. The gable will slope away the further along its projection reducing its impact and given the separation with oblique views of the neighbouring property and resulting extension, it is not considered to have an overbearing impact on that habitable room. Beyond the bay window is the front garden area it is not considered to have an overbearing impact to the front of the property.

A vertical mass of side elevation brick will be brought closer to a first floor side elevation window serving a bedroom on no. 7. It was noted there is a first floor window on the rear elevation of the extension that serves the same room that would be unaffected. The proposed extension falls short of the side elevation bedroom window and the proposed extension is also off-set by 2 metres and therefore the proposed first floor side extension will not have a detrimental overbearing impact on the neighbour’s bedroom.

Given the suns orientation and the proposed development is to the south of no. 7 there will be a shadow cast during the morning towards the first floor side elevation bedroom window in the morning, and in the early

afternoon the shadow will be cast towards the front elevation window serving a living room and the front garden area. On balance, and giving due consideration to the separation distance to the neighbouring property and the existing mass of development resulting from the main house itself, it is not considered the shadow cast would have a materially significant impact to the detriment of the amenities currently enjoyed by the occupiers of that property.

It is noted there is currently a first floor bedroom window on the dormer which overlooks the front garden. The proposal results in a first floor bedroom window that would be closer to the neighbouring property and inserted to the right of the below garage window to face the side elevation wall of no. 7 and therefore will not result in any material loss of privacy.

The proposed single storey extension projects 3.3 meters from the furthest point of the existing rear elevation. This is 0.3 metres beyond what is stipulated in the SPG nevertheless it will be off-set from the boundary and falls 1.5 metres short of the rear elevation of no. 7. The first floor extension will be inset 5.8 metres on the main house. It is therefore considered that there would be no material impact on the residential amenities currently enjoyed by the occupiers of no. 7 as a result of the proposed single storey or first floor elements to the rear of the property.

No. 9 Parkside is located to the south of the applicant's site and is a detached dwelling house with a single storey rear extension that projects approximately 2 metres from the rear elevation wall of the main house. There are two windows on the rear elevation of the neighbour's extension that serve a kitchen. It appears there is a small window on the side elevation of the main house which according to a previous planning application (ref. 79/01295/4) serves a non habitable room.

The proposed first floor extension will extend approximately 4 metres beyond the rear extension at no. 9, which is 2 metres beyond what is advised in the SPG. Nevertheless there is a separation distance of approximately 2.5 metres between the two properties. In addition it is also noted the rear extension has a minor inset from the main house as indicated in the original plans for the extension under planning application (ref. 79/01295/4). Given the off-set distance between the two properties and two rear elevation windows serve the kitchen extension and non-habitable rooms form the side of no. 9 nearest to no. 8, the proposed rear extension is not considered to have an overbearing impact that is materially detrimental to neighbours amenities.

Bearing in mind the suns orientation and the position of the extension due north west of no. 9, there would be no significant loss of light or overshadowing to have a detrimental impact on the amenities currently enjoyed by the occupiers living at no. 9.

The single storey element closest to the boundary with no. 9 currently exists as a single storey extension with a flat roof but as part of this proposal will include a mono-pitched roof up to the proposed first floor element. It is considered the increase in mass resulting from the extension will be marginal and not detrimental to the amenities of the occupiers of no. 9.

Ecology

The ecology report submitted was considered satisfactory where no protected species or ecological features were identified, and no further action is required. The Directorate of Chief Executive (Ecology) has no objection to the proposal.

Highways

At least 12 metres of driveway will remain where at least three car parking spaces will be provided and this is considered acceptable for a four bedroom property such as this.

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 Policy BE1 of the Local Plan and the Council 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 existing dwelling or street scene and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & T5

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.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - A1-17-08-2011/1 Sheet 1 of 2 - Received on 12/10/2011
Drawing - A1-17-08-2011/1/1 Sheet 2 of 2 - Received on 12/10/2011
Site Location Plan - Received on 21/09/2011

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:- Kevin Roeton Ext 5919