**DELEGATED REPORT**

**Recommendation Made: 28 April 2011**

**Reference:- 11/00154/FUL** **Parish:- Sheepy Parish Council**

**Applicant:- Mr And Mrs M Godden**
**147 Main Road**
**Sheepy Magna**
**Atherstone**
**Leicestershire**

**Location:- 147 Main Road Sheepy Magna Atherstone Leicestershire CV9 3QU**

**Proposal:- DEMOLITION OF DETACHED GARAGE AND EXTENSION AND ALTERATIONS TO DWELLING**

**Introduction:-**

This application seeks to obtain full planning permission for the erection of a two storey side extension at No. 147 Main Road, Sheepy Magna. The application property is a two storey, semi-detached cottage with a long-standing two storey side extension. This two storey side extension is a continuation of the existing dwelling house although there is a small set back approximately 0.1 metre. The house has an existing two storey side extension, a detached garage set back from the front elevation in the rear garden and a small single storey utility rear extension.

The property comprises of facing brick, plain clay roof tiles, timber doors and window frames. The application property has an eaves and ridge height higher than the adjoining dwelling (No. 143) creating a stepped roofscape. The detached neighbouring property to the west (No. 149) sits in front of the applicants dwelling. There is a mixture of housing types and styles along Main Road. There is a lowing lying brick wall along the street frontage. Tarmac drive to the existing highway and a grass verge on either side. Wooden fencing 1.5 metres in height runs along the boundary line with No. 149.

The proposal involves the erection of a two storey side extension incorporating a new garage, utility and study at ground floor level and a master bedroom with en-suite at first floor level. The existing single storey rear extension and the set back garage will be demolished.

An amended plan has been received. The original plan showed the distance from the front elevation of the proposed side extension to the highway to be approximately 5 metres which when measured on site was incorrect. The amended plan shows the correct distance from the front elevation of the proposed side extension to the brick pillars at approximately 6.4 metres and a further 3.2 metres from grass verge to the main highway.

Planning History:-

08/00453/FUL – Extension and alterations to dwelling – Approved on 08/07/2008
99/00803/FUL – Extensions and alterations to dwelling – Approved on 06/10/1999
85/01189/4 – Extension – Approved on 07/03/1986
83/00084/4 – Erection of a garage and alterations to previously approved vehicular access – Approved on 31/03/1983
81/00490/4 – Erection of dining room and kitchen extension and formation of vehicular access – Approved on 03/07/1981

**Consultations:-**

No objections have been received from:

Head of Community Services (Land Drainage)

Upon receipt of amended plan 9072.02C the Director of Environment and Transport (Highways) no longer objects

**Development Plan Policies:-**

Adopted Hinckley and Bosworth Borough Council Local Plan

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

BE1 (Design and siting of development)
T5 (Highway design and vehicle parking standards)

Other Policy Documents

House Extensions Design Guidance SPG

**Appraisal:-**

The main considerations for the determination of this application are the design of the extension and its impact on the existing property, street scene, neighbours amenities and highway safety.

Design and impact on streetscene

The proposal is for a gabled roof and this is considered acceptable as it reflects the roof type on the main house. The House Extension SPG states that 'the ridge and eaves line of the extension must be level or lower than the ridge and eaves line of the original house'. In this case, the eaves level will be 1 metre lower than the eaves on the main house and the ridge height will also be 1 metre lower than the main ridge making the extension look subservient to the main dwelling house. The proposed 1 metre set back will further increase the extensions subservience.

To avoid being visually obtrusive the House Extension SPG states that extensions must not exceed half the width of the existing house. Contrary to such advice, the proposed extension will exceed half the width of the original house and this does not include the combined size with the existing two storey side extension. However, due to the greater width of the neighbouring dwelling house that has an attached garage, the proposed side extension will look proportionate and in balance with No. 143 as a semi-detached pairing. In addition, bearing in mind the lower ridge height and its set back from the front elevation, the scale of the proposed extension in terms of its width across the principal elevation is considered to be acceptable.

The proposed ground floor study room window emulates the existing windows on the two storey extension, which is considered satisfactory. The proposed materials of facing brick, roof tiles, timber windows and doors are considered to be compatible with the main house. It is considered the design of the proposed extension will not adversely affect the character of the existing property.

In relation to the street scene, it is noted the main dwelling sits higher than the adjoining property No. 143. Bearing in mind the proposed side extension has a 1 metre set back and the neighbouring detached property (No. 149) is set forward as well as being slightly offset from the boundary line, the proposed extension will not create a 'terracing' effect. Instead, it will create a balanced appearance in association with the adjoining property, which is stepped to the main house at No. 147.

The front dormer window is considered to break up the plain roofline extending across from the adjoining dwelling house No. 143 and the basic roofline on the existing property. This was discussed with the agent and amended plans were requested showing the removal of the dormer window and in replacement the insertion of two roof lights. Unfortunately the agent has declined to make such amendments.

Nevertheless, the design and impact of the front dormer has been considered. The dormer window is positioned above the ground floor window and intersects the existing eaves level on the proposed roof slope. The ridge line on the proposed dormer is 0.7 metres below the ridge on the extension. The proportions of the proposed dormer are not considered to dominate the main dwelling. Although the dormer window will draw

attention away from the main dwelling house, its small scale is not considered to have a detrimental impact on the existing property. Bearing in mind the various styles and designs in the street, it is not considered the front dormer window will have a detrimental impact on the street scene.

Highways

Highways originally objected to the application on the grounds that the proposed site layout showed the driveway would be less than the permitted 5.6m in length. Furthermore the proposed garage is less than the permitted 6m x 3m and cannot be counted as a parking space. During a site visit, the distance from the proposed front elevation of the side extension to the existing pillar before the grass verge was measured to be 6.2 metres. However, the site layout did show the distance to be less than 5.6 metres which is incorrect. Amended plans showing the correct front boundary to the site as measured on site was received then sent to the Highways Authority for comments. In receipt of amended plan 9072.02C the Highways Authority confirms that the proposals are acceptable from a highways point of view.

For dwellings with four or more bedrooms three car parking spaces should be provided. The proposal involves an additional bedroom. The driveway will be retained at 6.2 metres in length x 5.4 metres in width which provides space for the parking of two vehicles. There is an additional car parking space measuring 6.8m x 3 m at the front of the property. It is considered the proposal will provide sufficient car parking spaces.

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 SPG advises that a two storey extension should project out no further than two metres along the common boundary line with an adjoining dwelling. However, in this case, this is not applicable as the proposal is offset by at least 1 metre from the common boundary line with No. 149 and therefore the greater projection from the rear elevation is considered to be acceptable, without becoming overly dominant or having an adverse impact.

The proposed side extension will extend 2.5 metres from the rear elevation of No. 149. Due to the 1 metre off set to the boundary fence it is not considered to have an overbearing impact on the amenities currently enjoyed by the occupier of dwelling No. 149. The side extension sits east of the detached property (No. 149) and with the suns orientation it is likely to only cast shadow in the early part of the day. As the 2 storey element of the rear extension is set in from the boundary any overshadowing will be minimal.

The proposed side extension will extend 0.9 metres beyond the rear elevation of the main house set 8 metres in from the boundary line with No. 143, therefore, is not considered to adversely affect the amenities currently enjoyed by the occupiers living at that property.

No. 4 Ratcliffe Lane has a long rear garden and the properties along Main Road are close to its boundary. Suitable boundary treatment and landscaping in the rear garden of No. 4 has minimised the effects of overlooking and protects privacy. It is noted there is an existing first floor bedroom window overlooking the front section of the rear garden at No. 4. The proposal involves turning this existing bedroom into a bathroom where obscure glazing is typically used. The dormer bedroom window on the rear elevation of the proposed extension will be approximately 16 metres to the single storey rear extension at No. 4, therefore, no overlooking into habitable room windows.

There is a tall hedge which is approximately 3 metres in height along the boundary line falling within the rear garden area of No. 4 reducing the level of overlooking from the existing bedroom window into the patio area. The proposed dormer window will be approximately 8 metres to the 1.8 metre high wooden boundary line fencing followed by the ivy hedge on the neighbour's side. It is considered the introduction of the dormer window will not be detrimental to the existing level of privacy of the occupiers living at No. 4. When considering the existing situation in this area, the insertion of the rear dormer window is not considered to result in a material loss of privacy. No first floor side elevation windows would allow for overlooking into the small rear garden area of No. 149.

Conclusion

In summary it is considered that the proposed development will not have a detrimental impact on the existing

property or the street scene. In addition, it has also been considered that the proposed development will not adversely affect neighbours amenities and will not harm highway safety.

**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, would be of an acceptable design which does not adversely affect the existing dwelling or the streetscene and would not be to the detriment of residential amenity or highway safety.
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 in the construction of the proposed development shall be in accordance with the details contained in the application, 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 - 9072.02C - Received on 31/03/2011

**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 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**