DELEGATED REPORT

Recommendation Made: 23 September 2011

Reference:- 11/00696/FUL **Parish:- Barwell Parish Council**

Applicant:- Mr Ian Sedgley
3 Elwell Avenue
Barwell
Leicester
Leicestershire

Location:- 3 Elwell Avenue Barwell Leicester Leicestershire LE9 8FH

Proposal:- EXTENSION TO GARAGE TO FORM GARDEN ROOM/STORE

Introduction:-

This application seeks full planning permission for the erection of a garden room/store to the existing garage in the rear garden.

The garage is constructed from rendered walls and red pantile roof tiles and matched the main house.

Planning History:

05/00931/FUL – Extensions and alterations to dwelling – Refused on 24/10/2005
06/00012/FUL – Extensions and alterations to dwelling – Approved on 01/03/2006

Consultations:-

No objections have been received from:-

The Head of Community Services (Land Drainage)
Bawell Parish Council

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development

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 Barwell, 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 main considerations for the determination of this planning application are the design / scale of the

proposed garden room and its impact on the existing property and neighbours amenities.

Design / Mass / Scale

The proposed garden room / store is single storey with a pitched roof. The roof will comprise of felt shingles and the proposed external elevations will be timber framed with UPVC sliding doors and two windows on the front elevation. The proposed materials are considered to be compatible with the white rendered garage where the contrast between rendered wall and timber will provide some visual interest. The visual contrast will also break down its mass from a visual perspective more so than if the garden room had matching materials.

The proposed extension is considered to be large in scale. The form of the development follows its L-shaped footprint and this breaks up its mass. The projecting gable element provides a balanced and proportionate appearance to the existing garage. The ridge height will be 0.4 metres lower than the main ridge.

Given its position in the rear garden adjoining an existing garage and its proportionate scale in relation to the garage, it is considered that the extension will not have any adverse impact on the character of the existing dwelling and is therefore acceptable in design terms.

Neighbours Amenities

No. 7 Elwell Avenue is a detached bungalow which is to the south east of the proposed development. The proposal will project approximately 6 metres beyond the rear elevation of no. 7 however, it is noted that the proposal will be off-set approximately 4.5 metres from the side elevation of the neighbouring bungalow at No. 7 where the nearest rear elevation window serves a lounge. There is already an existing 2 metre high wooden fence and a 3 metre high hedge along the boundary which is above the height of the proposed eaves. Bearing in mind both the offset distance and the height of the boundary treatment, it is not considered the proposed development will have a material impact on the amenities currently enjoyed by the occupiers of no. 7.

The Elms is a detached dwelling located to the north east of the proposed development. The fencing is 1.7 metre high along the rear boundary line with mature trees and dense vegetation beyond. Given the off-set distance of 14 metres to the property, no material impact on residential amenities will arise.

Additional Issues

In response to the representation made by Barwell Parish Council raising concern over security lighting must stay within the applicants boundaries, minor light fittings, are not subject to planning control.

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 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 garden room / store would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the dwelling or the surrounding area 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 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 - 11/005/01/1 - Received on 26/08/2011
Drawing - 11/005/02/2 - Received on 26/08/2011

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).

5 The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 65, and the results approved by the Building Control Survey before development is commenced. The soakaway must be constructed either as brick or concrete-line perforated chamber with access for maintenance or, alternatively assembled from units of one of the newer modular systems, comprising cellular tanks and incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.

Contact Officer:- Kevin Roeton Ext 5919