DELEGATED REPORT

Recommendation Made: 30 April 2009

Reference:- 09/00197/FUL **Parish:- Hinckley**

Applicant:- Mr Chris Leeming
68 Clarence Road
Hinckley
Leicestershire
LE10 1DR

Location:- 68 Clarence Road Hinckley Leicestershire LE10 1DR

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for the erection of a single storey rear extension at 68 Clarence Road, Hinckley.

The application property is a large two storey, hipped roof, detached dwelling with a large rear garden, located in a residential street. 70 Clarence Road stands 2 metres off the north eastern boundary and 66 Clarence Road stands 11 metres off the south western boundary. Queens Park stands to the rear of the property.

The proposed extension will abut the north eastern elevation and project 4 metres from the rear elevation. The extension will be 3.6 metres wide and 4.5 metres high with a dual pitched roof and includes one large window with a bullseye window above on the rear elevation and French doors on the south western elevation. One roof light on the south western pitch will also be included.

History

75/00695/4-	Erection of dwelling-	Outline approval-	24.06.75
94/00440/FUL-	Extension to dwelling-	Approved-	29.06.94
97/00177/FUL-	Erection of conservatory-	Approved-	02.04.97

Consultations:-

No objection from the Borough Councils Environmental Health Officers

No response from neighbours

Development Plan Policies:-

Local Plan Policy

- BE1- Design and Siting of Development

House Extensions Design Guidance SPG

Appraisal:-

The central concerns to address in regards to this application are the design and impact of the development on the character of the area and neighbours amenity.

A small window on the south eastern elevation of 70 Clarence Road will face toward the additional 4 metre wall created by the proposal. Although light levels may be reduced as result of the development, the additional impact will be minimal because this property is set away from the boundary by 2 metres and a 1.8 metre high fence and vegetation already provide some screening. In addition this small window appears as a secondary window. 70 Clarence Road also has a balcony on its rear elevation but the proposed extension is single storey with a pitched roof and includes no roof lights on the closest pitch or windows on the elevation closest to this property and as such should not impact on privacy to this property.

The elevation of 66 Clarence Road closest to the site stands 10 metres from the boundary with 68 Clarence Road and is set back from the rear building line of the proposal by 9 metres. These separation distances are more than adequate for a single storey extension to ensure the privacy and light to this adjacent property.
The proposed extension will extend the existing rear extension 4 metres further into the rear garden and will reform the existing hipped roof to a gable end. Although the property has a hipped roof, the front elevation of the property has a gable roof over the front bay windows. A pitched roof is not a characteristic of the property but it is an existing feature and the rear extension will not visible from the street and as such is an acceptable design feature for this property. The extension will create a floor area of 14.4 m2, which is an acceptable extension size and scale for a large detached property with a large garden such as this.

Overall this development will not harm the amenity of neighbouring properties or impact on the character of the area and is of an acceptable design with a condition requiring materials to match.

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 and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.
SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 unless previously agreed in writing with the Local Planning Authority.

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.

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 6th 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. List of plans used in the determination of this application:-
Drawing number- 4169

Contact Officer:- David Kiernan Ext 5898