DELEGATED REPORT

Recommendation Made: 4 July 2011

Reference:- 11/00282/FUL **Parish:- Twycross Parish Council**

Applicant:- Mr E Thompson
Follyfoot Lodge
Tuckers Holt
Newton Burgoland
Leicestershire

Location:- 13 Main Street Norton Juxta Twycross Atherstone Leicestershire CV9 3QA

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey rear extension and a detached garage to this semi-detached cottage.

The application property is constructed from red facing brick with dental courses below the eaves and grey slate to the roof.

Amended plan received showing the re-siting of the proposed garage in the south east section of the rear garden.

The amended plan was re-consulted for a 10 day period with no additional comments received.

Due to this section of the rear garden being on higher ground (approximately 0.8 m) a ground and floor level plan for the proposed garage has also been submitted.

Recent Planning History:-

None

Consultations:-

Neighbours notified and site notice displayed on 27/05/2011

No objections have been received from:-

Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

One neighbour objection received raising the following concerns:

a) Size of garage in relation to the existing building on site
b) Trees and hedging will inevitably be lost
c) Existing doors and windows of the house are wooden not UPVC
d) Sympathetic treatment desired for historic cottage

Development Plan Policies:-

Adopted Local Plan

Although the proposed rear extension falls within the settlement boundary of Norton Juxta Twycross, the proposed garage will be sited outside the settlement boundary as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy NE5 - Development in the Countryside
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 extensions on the character and appearance of the existing dwelling, street scene, character of the countryside and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The proposed rear extension to the main house is located within the settlement boundary of Norton Juxta Twycross, 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.

The proposed garage will be located outside the settlement boundary in the countryside. Despite being located in the countryside, the proposed garage will be sited within the south eastern section of the residential curtilage. Policy NE5 of the adopted Local Plan will be considered as this policy sets out the requirements for development in the countryside.

Impact on Countryside

A section of the rear garden falls within open countryside. Policy NE5 sets out the criteria for assessing applications stating that planning permission will be granted for built and other forms of development in the countryside if among other things it is an extension of existing buildings and it does not have an adverse effect on the appearance or character of the landscape, it is in keeping with the scale and character of existing buildings and general surroundings and where necessary it is effectively screened by landscaping or other methods.

Whilst the proposed garage is not considered to be an extension to the main house, it is for ancillary use to the main dwelling and falls within the same residential use of the main dwelling house within its curtilage. Given the hedgerow along the eastern boundary and dense vegetation / tree cover along the south eastern boundary the proposal will be sufficiently screened by soft landscaping in accordance with Policy NE5. The proposed garage is not considered to alter the character of the landscape as the development will be in a residential curtilage well screened and will form part of a group of surrounding buildings within the settlement boundary. Due to the vegetation and trees providing a soft edge in front of the proposed development it is not deemed to be detrimental within the countryside.

Impact on Existing Dwelling and Street Scene

The proposed rear extension has a gabled roof design to be sited in-between two smaller projecting gables (existing) on this traditional semi-detached cottage. Although the proposed extension is larger in width than the other two gables, it is considered a two part (double pile) projecting gable would create an imbalanced appearance with the main house.

The proposed extension projects out 1.3 metres beyond the existing gables. This is considered to create a visually coherent appearance. Dental courses along the eaves section will replicate the architectural feature on the existing dwelling. Given its position at the rear of the property and its relatively small scale, it is considered the proposed rear extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

A representation has been received that raises concern over the proposed materials to be used describing the property as one of the oldest cottages in the village with historical significance, therefore sympathetic treatment is desired for this historic cottage. It is noted existing doors and windows on the house are wooden not UPVC. However, it would be unjustifiable and therefore unreasonable to condition the proposed sliding

doors to be of timber construction when the doors are at the rear of the property away from street view. It should also be noted the building is not listed or within a conservation area.

The proposal also includes a chimney stack that does not extend above the main ridge to harm the prominent appearance of the existing traditional roof stack in the street scene.

The size of the proposed garage has larger dimensions than the existing wooden garage (to be removed). The scale of the proposal is considered to be large nevertheless its suitability is dependent on its siting.

The original plans showed the proposed garage in a prominent position along the frontage which was considered to be inappropriate. In discussions with the agent amended plans have now been received that show the proposed garage sited in the south east corner of the rear garden off set from the boundary by at least 3 metres and behind existing tree cover.

It is noted this section of the garden is on higher ground than the side and front sections of the residential curtilage by approximately 0.8 m. A survey showing the ground level and finished floor level of the proposed garage has been received. The finished floor level is shown to be 0.3 m below the existing ground level in this section of the garden. Despite the information provided there is no cross sectional view of how the garage will sit in relation to the main house and the additional fall in land level. Therefore full details of the existing and proposed ground levels of the site, and the proposed finished floor levels of the garage in cross sectional view to the main house will be conditioned.

Given there is dense tree cover along the south east boundary, the revised siting of the proposal ensures the garage is appropriately screened.

The revised siting of the proposed garage will not detract attention away from the main house. The proposed garage has a gable roof design with dental courses along the eaves section reflecting the design of the main house. It is considered the siting will be in keeping with the scale and character of the main house.

Neighbours Amenities

The proposed extension projects 5 meters from the furthest point of the existing rear elevation and will adjoin two existing projecting gable elements at the rear of the existing dwelling.

No. 11 is located to the north of the applicants site forming a semi-detached pair with the applicants cottage. The proposed extension will project 1.3 metres beyond the shared gable with no. 11. Given the proposed extension is inset 1.7 metres to the boundary with dwelling no. 11 and bearing in mind there is no side elevation window, no adverse impact on residential amenities will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 2 metres by projecting 5 metres from the rear elevation of the original dwelling, given the design of the extension and its position inset off from the boundary, it is not expected that this will have an impact on the amenities of the occupiers of the neighbouring properties.

Highways

An existing dropped kerb with tarmacadam drive leads up to the current wooden garage. The existing drive measures 3.2 metres in width and leads on to Wood Lane an unclassified road. The proposal involves increasing the width of the existing access to 5 metres, and this will help improve highway visibility even though it would involve removing a small section of existing hedge. A condition will be attached to ensure the first 5 metres of the re-engineered driveway is tarmacadam. Extending the existing access is not considered to harm highway safety.

Conclusion

The proposed scheme would respect the scale and character of the existing dwelling, street scene and the character of the surrounding countryside. It would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1, NE5 and T5 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 would be in accordance with the development plan and it is on this basis that it is considered that the development preserves the character of the countryside, street scene, existing dwelling and would not harm neighbours amenities.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5 & 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 extension and garage shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

3 The access drive shall be surfaced with tarmacadam or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and shall be so maintained at all times.

4 Notwithstanding the submitted details, no development shall commence until full details (site sections) of the existing and proposed ground levels of the site, and proposed finished floor levels of the garage have been submitted to and agreed in writing by the Local Planning Authority. The proposed levels shall be shown in cross sectional view to include the main dwelling house. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

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

Drawing - LPA-01 - Received on 11/05/2011
Drawing - LPA-02 - Received on 11/05/2011
Drawing - Block Plan Revision 3 - Received on 04/07/2011

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 To ensure that the development has a satisfactory access surface, to accord with Policy T5 of the adopted Hinckley & Bosworth Local Plan.

4 To ensure that the development assimilates with the main dwelling house and street scene to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5 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).

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