DELEGATED REPORT

Recommendation Made: 26 September 2011

Reference:- 11/00686/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr David Hills
29 Pipistrelle Drive
Market Bosworth
Nuneaton
Leicestershire

Location:- 29 Pipistrelle Drive Market Bosworth Nuneaton Leicestershire CV13 0NW

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a single storey side and rear extension and the conversion of the existing double garage for use as a garden room.

The dwelling is a large detached three-storey modern property constructed from red brick and grey smooth tiles.

An additional plan was received on 27 September 2011 showing that three off-street parking spaces and a turning area can be provided to the front of the dwelling.

Relevant Planning History:

None

Consultations:-

No objections have been received from British Waterways.

No objection subject to note to applicant has been received from Head of Community Services (Land Drainage).

A request for further information has been received from the Director of Environment and Transport (Highways). Following receipt of the additional plan on 27 September 2011 showing the provision of three off-street parking spaces and a turning area to the front of the dwelling no objections have been received from the Director of Environment and Transport (Highways).

Market Bosworth Parish Council do not object to the proposed development provided that at least 2 car parking spaces can be achieved.

No comments have been received from:-

Ward Members
National Grid
Neighbours

Development Plan Policies:-

Adopted Core Strategy

No relevant policies

Adopted Local Plan

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

BE1 - Design and Siting of the Development
NE5 - Development in the Countryside
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, impact on the amenities of the occupiers of neighbouring properties and highway issues.

Principle

The site is located in the open countryside where there is a presumption against new development. However, policy NE5 of the HBBC Local Plan states that built development within the countryside is acceptable if it is for the extension of an existing building and providing that it is in keeping with the scale and character of existing buildings and it doesn't have an adverse effect on the appearance/character of the landscape.

The proposed development will be an extension to the existing dwelling and will be screened by a 2m high brick wall along the western boundary. Although discussed in more detail in the subsequent paragraph of this report, the proposed extension in terms of its design and scale is generally considered to be subservient to the existing dwelling. The proposed development is for ancillary accommodation to an existing residential planning unit located in the countryside. The site is located in a residential estate which lies outside the limits of development for Market Bosworth however the proposed development will function as a room ancillary to the enjoyment of a dwelling house. Extensions such as the ones proposed would be an expected form of development in a residential estate and the principle of the scheme is acceptable and compliant with the requirements of policy NE5 of the HBBC Local Plan.

Impact on existing dwelling and street scene

The side extension is split into two separate parts. The first section is occupied by a store building with external dimensions of 3.52m x 3.52m with a ridge height of 3.6m which has its front elevation parallel to the principal elevation of the dwelling. The second part is a larger and wider side and rear extension with dimensions of 4m x 7m with a ridge height of 3.8m which will serve as a kitchen extension and link to the converted garage (garden room).

The hipped roof to the front storage building ensures that the extension appears subservient to the main dwelling and the inclusion of an up and over steel door to its frontage results in the extension appearing as a garage within the street scene. Although the proposed extension does not comply with the SPG for house extensions in that it should be set back 0.5m from the front elevation of the dwelling it is considered that the scale and appearance of the extension is such that it appears subservient to the main dwelling and it is not built up to the side boundary. The design of the proposed store includes a hipped roof facing onto Pipistrelle Drive. Whilst the inclusion of the hipped roof to the front of the store is at odds with the gabled roof to the existing dwelling and garage it is considered that such a roof design allows some degree of the setting back of this extension to be achieved. This results in the ridge to the roof of the store being set back 1.4 metres back from the front elevation of the existing dwelling.

When viewed from the highway the proposed development will appear as a series of extensions to the side of the dwelling with one extension slightly wider and higher than the next deeper into the site. Given the position at the side of the dwelling and the small scale of the extensions which are lower and not as wide as the existing double garage to which they will be attached to, the extensions will not have an adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Impact on neighbours

The proposed extensions will be screened against a 2m high brick wall along the western boundary of the site. There are a pair of detached garages located immediately to the west of the proposed extensions which serve 28 and 29 Pipistrelle Drive and which will effectively screen the development from the rear windows of these neighbouring properties. There are windows located on the rear elevation of 27 and 26 Pipistrelle Drive, however a separation distance of 9.5m and 10m exists here between the rear elevation of these neighbouring properties and the western wall of the proposed extension along with the height of the existing boundary wall consisting of a 2m high wall and the siting of the neighbouring properties garages, no adverse impact on residential amenity is considered to arise.

Whilst it is accepted that the proposed 3m section of link building located between the existing detached garage and the rear wall of the dwelling will result in an increased perception of enclosure to the rear garden of 27 Pipistrelle Drive it is considered that the setting in of this proposed extension 1.3m from the western boundary and the relatively low ridge height of 3.8m will ensure there is minimal overshadowing of the rear garden of 27 Pipistrelle Drive.

Highway issues

The loss of the detached garage and drive area will increase the pressure for compensatory parking spaces to be provided to the front of the dwelling. This is reflected in the consultation responses from the Director of Environment and Transport (Highways) and Market Bosworth Parish Council who have both raised concerns relating to the applicant being able to demonstrate that sufficient parking can still be provided to the front of the dwelling for a minimum of three vehicles. An additional plan was received on 27 September 2011 showing the provision of three off-street parking spaces and a turning area to the front of the dwelling. The Director of Environment and Transport has raised no objections to the additional plan. The provision of this off-street parking area will ensure that there is less pressure for vehicles to be parked within the highway, which has existing issues with the parking of large volumes of vehicular traffic.

Conclusion

The proposed extension would respect the scale and character of the existing dwellings and would not adversely affect the amenities of the occupiers of neighbouring properties. The additional plan shows that three off-street parking spaces and a turning area can be provided to the front of the dwelling, thereby still complying with the parking standards set out for 4-bedroomed dwellings within the adopted Local Plan. The application is considered to be in accordance with policies BE 1 and NE5 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 street scene and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan, Drawings 1162/2 and 1162/1 received on 30 August 2011 and Site Layout Plan received on 27 September 2011.

3 The materials to be used on the external elevations of the proposed extensions 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 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policies BE1 and NE5 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 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 proposed parking, access and turning areas shall be constructed from a permeable paving system, depending on ground strata permeability.

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