DELEGATED REPORT

Recommendation Made: 27 June 2011

Reference:- 11/00424/FUL **Parish:- Burbage Parish Council**

Applicant:- Miss Amanda O'Shea
3 Brockhurst Avenue
Burbage
Hinckley
Leicestershire

Location:- 3 Brockhurst Avenue Burbage Hinckley Leicestershire LE10 2HG

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the side of this semi detached dwelling.

The dwelling is constructed from red brick and white rendered with brown roof tiles.

Relevant Planning History: -

78/02172/4 - Replacement of Existing Timber Garage with Brick Garage and Alterations - Planning Permission - 15.01.1979

Consultations:-

The Head of Community Services (Land Drainage) has replied saying that the access, parking and turning area should be constructed in a permeable paving system, with or without attenuation storage, depending on permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet.

No objections have been received from: -
Burbage Parish Council

At the time of writing the report no comments have been received from: -
Ward Members
Neighbours

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

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

Policy BE1 - Design and Siting of the Development

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 and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Burbage, 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 proposed side extension will be visible from the street scene along Brockhurst Avenue. Its simple hipped roof form and small scale will not adversely impact on the street scene or the character of the existing dwelling.

In accordance with the Councils SPG on House Extensions the proposed extension is set back 1 metre from the front of the house and it does not exceed half the width of the original dwelling house and therefore will be subordinate to the existing dwelling.

Impact on Neighbours.

No. 5 Brockhurst Avenue is located to the west of the application site and is detached. There are two side windows which will be affected by the proposed extension. The proposed extension would remove the existing side window hence improving the current overlooking situation currently experienced by the neighbouring property. The proposed extension is inset off the boundary and along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

No. 1 Brockhurst Avenue is located to the east of the application site and is attached. By way of its position to the east of the existing rear projection, there is no opportunity for overlooking or arising amenity issues between the two dwellings.

No. 6, 8 and 10 Brockhurst Avenue are located to the north. There are windows to 6, 8 and 10 Brockhurst Avenue however these properties are located on the other side of the road and given the separation distance, it is not considered that there will be an adverse effect on the privacy of the occupiers of those amenity of those dwellings.

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 policies BE1 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

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.

3 The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 drawing number M1236/5; Site Block Plan

to a scale of 1:500 drawing number M1236/4; Existing Plans and Elevations to a scale of 1:50 and 1:100 drawing number M1236/1; Proposed Elevations to a scale of 1:100 drawing number M1236/3a; Proposed Floor Plan to a scale of 1:50 drawing number M1236/2a

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 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Joanne Orton Ext 5666