JDW 24/06/08

# DELEGATED REPORT

**Recommendation Made: 19 June 2008**

**Reference:- 08/00439/FUL** **Parish:- Hinckley**

**Applicant:- Mr I Hayward And Ms M Anderson**
**30 Wendover Drive**
**Hinckley**
**Leicestershire**
**LE10 1UQ**

**Location:- 30 Wendover Drive Hinckley Leicestershire LE10 1UQ**

**Proposal:- PROPOSED EXTENSION AND ALTERATIONS TO DWELLING**

**Introduction:-**

This is a two storey detached house with an attached pitched roofed garage to the side and standing just over 1m forward with its pitched roof continuing as a canopy over the front porch. The house stands in a frontage of dwellings that step progressively back from the highway - the adjacent No.29 stands significantly back and No.28 stands at right angles facing the side elevation of No.30. The proposal is for a first floor extension to the side of the dwelling over the existing garage and utility, projecting forward of the main dwelling with a front gable.

**Consultations:-**

No responses have been received

**Development Plan Policies:-**

BE1

**Appraisal:-**

From the point of view of the general street scene the application property is the third in a frontage of four dwellings that each step back from the other. The proposal would involve the creation of a two storey forward projecting front gabled element which would be intrusive in the general street scene. It is recognised that the adjacent No.29 has a similar extension over its garage. This extension, however, is on the side adjacent to No.30 and stands back a good 6m from the front main wall of No.30, such that it is neither prominent nor intrusive in the street scene.

From the point of view of relationship the rear wall of the proposed first floor extension would be about level with the front wall of the adjacent No.29 and would project forward some 9m beyond it. In normal circumstances a two storey gable in such a relationship would have a greatly overbearing impact on the front outlook of the adjacent dwelling. In this particular situation the impact is attenuated to some degree by the fact that No.29 has its garage to the side adjacent to the proposed extension and its living room to the side furthest away from it. Nevertheless the impact of the proposed extension on the adjacent dwelling would be considerable. No.28 stands at right angles with its front elevation facing the side of the proposed extension at a distance of some 13m. The Council's SPG on house extensions suggests that the spacing in such a relationship should generally be at least 14m. In this particular instance it is acknowledged that No.28 is somewhat offset and would continue to have views along the length of the highway.

There is an obvious option to set the front wall of the extension back from the front main wall of the dwelling instead of stepping it forward. This would have the effect of both ensuring that the extension was not unduly prominent in the street scene and of reducing its impact on the outlook of the adjacent dwellings at Nos.28 and 29. Regrettably the negotiations to secure this amendment have been unproductive at the time of preparing this report.

**RECOMMENDATION :- REFUSE, for the following reasons :-**

1 The forward projecting front gabled design of the proposed extension would be unduly prominent and visually intrusive in this frontage which is characterised by a progressive stepping back of the dwellings. Furthermore the extension, because of its mass and forward projection, would have an unacceptably overbearing impact upon the outlook and amenities of the adjacent dwellings. For these reasons the proposal is contrary to the requirements of Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

**Notes to Applicant:-**

**4 Drg. No. 4128 proposed plans and elevations**
**Location plan 1:1250**
**Site plan 1:500**

**Contact Officer:- Roger Jacques Ext 5895**

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No 29.



W.C.

Garage

