DELEGATED REPORT

Recommendation Made: 9 June 2011

Reference:- 11/00284/FUL **Parish:- Hinckley**

Applicant:- Mr & Mrs Gareth Edwards
19 Bradgate Road
Hinckley
Leicestershire
LE10 1LA

Location:- 19 Bradgate Road Hinckley Leicestershire LE10 1LA

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for extension and alterations to 19 Bradgate Road. The proposal involves a single storey extension to the indoor swimming pool, a two storey side extension, front balustrade balcony and a rear conservatory to this large, detached dwelling.

The application property is constructed from deep red facing brick with shades of black and plain clay tiles. The indoor swimming pool extension is constructed from brown facing brick and grey concrete interlocking roof tiles.

Amended plan has been received that show the roof plan for the single storey extension with a hipped roof to match the elevation drawings. Re-consultation has not taken place as it is considered to be a minor chaage on the scheme.

Planning History:-

00/00147/FUL - Erection of detached dwelling - Approved on 19/07/2000
07/00510/FUL - Demolition of existing dwelling and erection of 15 dwellings with parking - Approved on 29/08/2007
84/00484/4 – Extension to dwelling comprising swimming pool enclosure - Approved on 11/07/1984
82/00583/4 – Erection of new brick double garage - Approved on 20/07/1982

Consultations:-

No objections have been received from:-

Director of Environment and Transport (Highways)
Head of Community Services (Land Drainage)
Western Power Distribution (formerly Central Networks)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Hinckley 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 extensions on the character and appearance of the existing dwelling, street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Hinckley, 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

A single storey extension is proposed to the rear of the existing indoor swimming pool extension and is centrally positioned. The extension is basic in design that complements the simplistic gabled roof design of the indoor swimming pool extension. It is well related to the existing extension and its location away from the main dwelling house at a lower ground level it will not adversely impact on the character of the main house or the street scene.

The proposed first floor side extension will be above a brick archway feature at the ground floor. The extension will be amalgamated with the front elevation wall. It is noted the existing extensions use different brick to the main house and to ensure the proposed extension maintains the character of the existing dwelling. To ensure the first floor extension becomes assimilated with the main house a sample brick condition will be attached. The hipped roof follows the same roof pitch as that of the original dwelling. For these reasons and subject to a sample brick condition the side extension is considered to be sympathetic to the character of the main house.

Given its siting on the northern side elevation of the pool building, which is less visibly open to views within the street and its assimilation with the main house, it is considered the extension here will not have a detrimental impact on the street scene.

The proposed rear conservatory is centrally positioned between the two bay windows. The existing three archways will be retained becoming an attractive internalised architectural feature. Given its small projection 2 metres from the rear elevation wall of the main house and the use of three large two panned windows, which will make the existing archways visible from the outside, it is considered the conservatory will be integrated with the main house as part of its design and will not detract attention away.

The balustrade around the first roof parapet to the front elevation will be in wrought iron painted in white to match the existing detail above the main front entrance and therefore will not have a detrimental impact on the character of the main house.

Neighbours amenities

No. 15 Bradgate Road is located to the north west of the site and is a detached dwelling. Due to the position of the proposed single storey extension at the rear of the swimming pool, inset 13 metres from the boundary with no. 15 which have mature trees, no material impact upon amenity would arise from the proposal.

A window will be inserted on the first floor of the side extension facing the front garden area of no. 15. There is dense tree cover along the boundary where it is considered no material impact upon residential amenity would arise from the proposal. Although no doors are shown on the plans to turn the flat roof with proposed balustrades into a balcony the proposal and first floor window are over 34 metres to the boundary with no. 15, and bearing in mind the dense tree cover, no material loss of privacy will arise.

No. 21 Bradgate Road located to the south of the site is a detached bungalow. The rear conservatory will be 14 metres to the boundary with tree cover; therefore no material impact upon amenity would arise from the proposal.

Conclusion

The proposal would respect the scale and character of the existing dwelling, street scene and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be

in accordance with Policy 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 extensions would not detrimentally impact on the character and appearance of the existing dwelling, street scene, amenities of neighbouring residents and would not harm highway safety 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 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions; shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

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

Drawing - 4042/01 - Received on 21/04/2011
Drawing - 4042/02 Rev B - Received on 06/06/2011
Drawing - 4042/03 Rev B - Received on 21/04/2011

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 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).

Contact Officer:- Kevin Roeton Ext 5919