DELEGATED REPORT

Recommendation Made: 26 May 2011

Reference:- 11/00276/FUL **Parish:- Barlestone Parish Council**

Applicant:- Mr And Mrs M Hamilton
35B Barton Road
Barlestone
Nuneaton
Leicestershire

Location:- 35B Barton Road Barlestone Nuneaton Leicestershire CV13 0ER

Proposal:- -EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for two elements, a single storey extension to the side and a single storey extension to the rear of this detached bungalow.

The bungalow is constructed from red brick and red plain clay roof tiles.

Planning History:

None

Consultations:-

No objection has been received from:
Barlestone Parish Council

One neighbour representation received objecting on the following grounds:-

a) Blocks view of countryside and impact on the neighbours bird watching activities
c) French windows will directly look into bedroom window
d) Loss of privacy
e) Neighbours well being

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Barlestone 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 Barlestone, 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 Dwelling and Streetscene

The rear extension seeks to replace a single storey projecting gable and a flat roof store that projects a combined length of 6.3m. The existing extensions contrasting roof form means it does not have a uniform appearance. The larger dimensions of the proposed replacement extension will result in a proposed development that is greater in mass and scale.

The use of a gabled roof extending the full length of projection ensures uniformity and maintains the character of the main dwelling. The lower ridge height of 1.5 metres from the main ridge and the width less than half the width across the rear elevation creates a degree of subservience to the existing dwelling with the exception of its length. Given its position at the rear of the property, the design and scale of this element of the proposal will not have an adverse impact on the character of the existing dwelling and is therefore acceptable in design terms.

The proposed single storey side extension also has a gabled roof that reflects the character of the main house. The proposed ridge line is 0.2m lower then the ridge on the main house. The extension will also be set back 0.6m from the front elevation wall and is less than half the width across the main house at 4m in width. The dimensions of the proposed side extension are therefore considered to be subservient to the main house. The front elevation will use red facing brick and plain clay tiles to reflect the rest of the front elevation. The side elevation will include rendered walls and brick quoins which are compatible with the materials on the main house.

Both the side and rear extension are considered acceptable in terms of the design requirements of Policy BE1.

Neighbours Amenities

The proposed rear extension projects 8 meters from the rear elevation of the main house.

No. 35a Barton Road is located to the east of the application dwelling and is detached with a hipped roof side and rear extension which extends 1m beyond the applicants rear elevation. The proposed rear extension will be off-set 1.1m from the boundary. Bearing in mind the height to the eaves will be 2.75 metres, which is the same height to the eaves on the existing gable, the amount of brick exposed above the fence line will be 0.75m which is considered to have a minimal affect that will not have an overbearing impact.

During the late afternoon a small shadow will be cast over no. 35a. Nevertheless, the proposed extension will be the same height to the eaves as the existing projecting gable. Due to the minimal height difference above the boundary treatment, which is the same height to the eaves as the existing gable, in addition to the off-set distance to the wooden fencing, it is not considered to result in a material loss of light or significant overshadowing.

The proposed side window on the rear extension will face the rear garden area of no. 37, which has low lying chain fencing along the boundary line. There is current overlooking into the neighbours rear garden from the existing kitchen window and therefore there is no material gain in the loss of privacy.

No. 37 Barton Road is located to the west of the application site and is a detached dwelling house. The side elevation window serving the utility room will border the boundary and directly face a kitchen window on the side elevation of no. 37. An obscure and fixed glazed window condition will be attached to this decision to ensure the window cannot be opened to encroach on the neighbour's side or result in the loss privacy into the neighbour's kitchen window. The extension will extend 5 metres beyond the rear elevation of no. 37 and bearing in mind there is a 5 metre separation distance to no. 37 there will be no adverse impact on the other residential amenities.

A neighbours objection on the loss of privacy and overlooking into bedroom window at a property along Manor Road has been noted, however bearing in mind the distance to the boundary line fencing it is not considered any of the ground floor rear elevation windows will overlook or result in a loss of privacy to the properties at the rear of the site or directly face any bedroom windows.

The loss of view and its impact is not a material planning consideration.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not harm the street scene. It would also 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 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 in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

3 Notwithstanding the submitted details, the window to be inserted in the west side elevation of the side extension shall be obscure and fixed glazed and shall be retained as such at all times thereafter.

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

Drawing - 1047/01 - Received on 06/04/2011
Drawing - 1047/02 - Received on 06/04/2011
Drawing - 1047/03 - Received on 06/04/2011
Site Location and Block Plan - Received on 06/04/2011

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 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 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:- Kevin Roeton Ext 5919