DELEGATED REPORT

Recommendation Made: 14 November 2011

Reference:- 11/00746/FUL **Parish:- Peckleton Parish Council**

Applicant:- Mr G Wykes
7 Ashby Road
Stapleton
Leicester
Leicestershire

Location:- 7 Ashby Road Stapleton Leicester Leicestershire LE9 8JF

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for the erection of a two storey extension to the rear of this semi-detached property.

The dwelling is constructed from red facing brick with brown interlocking roof tiles.

Planning History:

None

Consultations:-

Neighbours notified.

No representations received.

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Stapleton 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, 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 Stapleton, 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

The proposed extension has a gabled roof design that reflects the roof form on the main house in accordance

with the House Extension SPG. The ridge line will be 1.7 metres below the main ridge which makes the extension appear subservient. It projects 3.5 metres in length and extends 3.5 metres in width. The scale of the proposed extension is not considered to overwhelm the main property in compliance with the SPG.

Given the extensions position at the rear of the property, its design and scale that reflects the character of the existing dwelling, the proposed extension will not have any adverse impact on the character of the existing dwelling or street scene and is therefore acceptable in design terms.

Neighbours Amenities

The proposed two storey extension projects 3.5 meters from the rear elevation wall of the main house. It will replace the existing single storey extension that projects 3.3 metres. No. 9 Ashby Road is located to the north east of the site and adjoins the applicant's property as a semi-detached pair. The proposed two storey extension will be 300 mm greater in width than the existing extension resulting in a larger two storey extension closer to the common boundary line with no. 9. .Nevertheless, the proposed extension is off-set 1 metre from the common boundary line, no. 9 has a two storey rear extension with a single storey covered canopy that falls just in front of the common boundary. There are no side elevation windows on the rear extension. There is a ground floor window on the rear elevation of the main house. Bearing in mind its relationship with no. 9, the proposal is not considered to have an overbearing impact on the amenities currently enjoyed by the occupiers living at that property.

Given the suns orientation and the proposed development is to the south west of no. 9 a shadow will be cast during the afternoon. It is noted that the amount of light entering the ground floor window on the rear elevation of no. 9 has already been compromised by the neighbours covered canopy and two storey extension. The principle windows that serve the first floor and ground floor rooms on the neighbours two storey extension are positioned on the rear elevation which will not be affected.

Given the proposed extension will be off-set 1 metre to the common boundary line and the ridge height is significantly lower than the ridge on the main dwelling, the shadow cast towards no. 9 will be minimal and would result in a minor loss of light into the first floor bedroom window and the ground floor window on the rear elevation of the main house (no. 9). No objection has been received from the occupiers of no. 9. On balance, given the existing enclosed relationship, the significance of the impact on neighbour's amenities is not considered to be detrimental.

It has been considered the first floor bedroom window, located in the rear elevation, will allow for oblique views into the rear garden of no. 9, with 1m high wooden fencing along the common boundary. However, there is already a certain degree of overlooking from the existing windows and the amount of overlooking would not result in a material loss of privacy.

No. 5 Ashby Road is a detached property to the south west of the application dwelling. Given the proposed two storey extension will be off-set 2 metres to the common boundary line and 4 metres to the side elevation of no. 5, no adverse impact on residential amenities will arise.

The proposal includes works to double the size of an existing kitchen window located in the side elevation of the property (facing south west). Bearing in mind there is already overlooking into the opposite kitchen window on the side elevation of no. 5, it is not considered to result in a material loss of privacy. Low lying picket fencing is currently positioned along the boundary. The proposed ground floor side elevation window on the rear extension will directly face a blank wall on no. 5.

Highways

No car parking spaces will be lost as a result of development. It is noted there is ample room to the front and side of the property for the parking of at least two vehicles.

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

Drawing - LPA-01 - Received on 27/09/2011
Site Location and Block Plan - Received on 27/09/2011

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