DELEGATED REPORT

Recommendation Made: 15 November 2011

Reference:- 11/00796/FUL **Parish:- Desford Parish Council**

Applicant:- Mrs S Birchall
10 Salisbury Close
Desford
Leicester
Leicestershire

Location:- 10 Salisbury Close Desford Leicester Leicestershire LE9 9HJ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING (REVISED SCHEME)

Introduction:-

This application seeks full planning permission for a revised scheme for extensions and alterations to a dwelling, 10 Salisbury Close, Desford. The proposals include a pitched roof to an existing flat roofed two storey side extension and the removal and bricking up of a high level first floor bedroom window in the rear elevation of the extension.

The application dwelling is a semi-detached, four bedroom, two storey house with a gable end roof design located within a row of similar dwellings in a cul-de-sac on a residential estate within Desford. The dwelling is set back from the highway with part integral garage and open porch to the fore with a hipped roof design. There is an existing two storey side extension with a flat roof design set back from the front elevation but extending to the side boundary. The dwelling is constructed of light brown facing bricks, brown concrete interlocking roof tiles with white uPVC doors and window frames.

History:-

10/0631/FUL Extensions and Alterations to Dwelling Approved 12.10.10

Consultations:-

No objection has been received from the Head of Community Services (Drainage)

At the time of writing the report comments have not been received from Desford Parish Council or neighbours.

Development Plan Policies:-

Local Development Framework Core Strategy (2009)

No relevant policies

Hinckley and Bosworth Local Plan (2001)

Policy BE1: Design and Siting of Development

Other Documents

Supplementary Planning Guidance on House Extensions

Appraisal:-

The main considerations with regards to this application are; the design of the extensions and alterations and their impact on: the visual appearance of the dwelling and wider street scene and the amenities of neighbouring properties.

Design and Impact on Appearance

The revised scheme results in an improvement to the previously approved scheme with the deletion of an en-suite bathroom to the front of the existing two storey extension which, as a consequence of different widths resulted in a contrived roof/eaves detail. This application proposes a pitched roof over the existing two storey side extension which will result in a subordinate gabled roof design reflecting the form of the main roof in line with the criteria contained in the Council's SPG on House Extensions. Given the poor visual appearance of the substantial existing two storey side extension which has a flat roof design, the proposals to provide a pitched roof using matching materials to create a unified appearance will result in an improvement to the overall character and appearance of the dwelling and the wider street scene

The previously approved scheme included an enlargement of the first floor rear elevation window. This revised scheme proposes to remove the existing high level window and brick up the opening in matching brickwork. Whilst this will result in a blank first floor wall which in design terms is not desirable, it is to the rear of the dwelling and will not be prominent from public areas. As such the alteration is considered to be acceptable in this case.

Impact on Neighbouring Properties

The adjacent dwelling to the north east, 8 Salisbury Close, occupies a slightly lower ground level than the application dwelling and benefits from a first floor side elevation window which faces the blank side elevation of the existing two storey side extension of the application dwelling. The proposed pitched roof will be at a separation distance of approximately 3.5 metres from this window. As a result of the separation distance to the window it is considered that the proposals will not have an adverse impact on the amenity of the occupiers of 8 Salisbury Close.

Conclusion

The proposed extension and alterations improve the overall character and visual appearance of the dwelling and the wider street scene and will not have an adverse impact on the amenities of the occupiers of neighbouring properties. The proposals are considered to accord with policy BE1 of the adopted Local Plan and the Council's SPG on House Extensions and are 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 would be in accordance with the development plan as it would respect the scale and appearance of the existing dwelling and would not have an adverse impact on the visual amenity of the street scene or the privacy or amenities of neighbouring properties.

Hinckley and Bosworth Local Plan (2001):- Policy BE1

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at 1:1250 scale; Block Plan at 1:500 scale; Existing Plans and Elevations Drawing No. 999/01 and Proposed Plans and Elevations Drawing No. 1071/02 A received by the local planning authority on 3 October 2011.

3 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.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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.

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