DELEGATED REPORT

Recommendation Made: 25 August 2011

Reference:- 11/00509/FUL **Parish:-**

Applicant:- Mr Rob Middleton
63 Clarence Road
Hinckley
Leicestershire
LE10 1DP

Location:- 63 Clarence Road Hinckley Leicestershire LE10 1DP

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

Full planning permission is sought for the erection of single storey side and rear extensions. The existing dwelling is in the form of a detached bungalow of three bed configuration, with a single storey flat roof extension to the rear.

For the avoidance of doubt the single storey rear extension has already been constructed and completed, however the single storey rear extension has not been commenced.

The single storey side extension to enlarge a bedroom, add a dressing room, en-suite and garage would project from the existing dwelling by 5.25 metres, by 7.15 metres in length with a maximum height of 5 metres – set 0.3 metres below the height of the main ridge and set in a minimum of 2.5 metres from the common boundary with No. 61 Clarence Road. The flat roofed rear extension to create an enlarged living room and kitchen to the rear of the site will project a maximum of 4.4 metres from the main body of the dwelling, spanning 10.5 metres across the width of the rear to a maximum height of 2.9 metres. The proposed materials are set to match those used in the existing dwelling.

A raised terrace is also proposed to the rear between the two proposed extensions. Following concerns raised by officers amended plans have been received showing reductions in the height of the terrace, and an indication of the height of the boundary fence between the application and neighbouring dwelling, No.61. Overall the terrace has been stepped down by approximately 0.9 metres.
Due to the slope of the levels towards the rear of the site, and differences in levels between the application and neighbouring dwelling, additional plans have been submitted to depict land levels.

Planning permission was granted earlier this year for the re-modelling of the existing dwelling to create a two storey detached dwelling.

The application dwelling is adjoined to the south by No.61 Clarence Road a two storey terraced dwelling and to the north by Clarence Court a three storey block of flats. The site is located within the settlement boundary of Hinckley, as defined by the adopted Hinckley and Bosworth Local Plan (2001).

The application is not accompanied by any technical documentation.

Planning History

10/00960/FUL	Extensions and alterations to dwelling	Approved	27.01.2011
10/00868/CONDIT	Variation of condition 12 of planning permission 10/00639/FUL for the erection of a bungalow	Approved	22.12.2010
10/00639/FUL	Erection of bungalow	Approved	13.10.2010

10/00128/FUL	Demolition of existing bungalow and erection of 4 no. dwellings and detached garage	Approved	13.05.2010
07/00866/FUL	Demolition of bungalow and erection 4 dwellings	Approved	11.09.2007

Consultations:-

No comments/ objections from:-

Head of Community Services (Land Drainage)

No objection subject to conditions from:-

Director of Environment and Transport (Highways)

1 letter of objection has been received raising the following concerns:-

a) Loss of privacy from kitchen, dining room and rear garden.
b) The terrace will be half way up the boundary fence.

Development Plan Policies:-

Local Development Framework: Core Strategy (2009)

Policy 1: Development in Hinckley

Hinckley & Bosworth Local Plan (2001)

Policy BE1: Design and Siting of Development

Policy T5: Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance/Documents

Supplementary Planning Guidance (SPG): House Extensions

Appraisal:-

The main considerations in respect of this application are the principle of development, design, impact upon residential amenity and highway considerations.

Principle of Development

The site is located within settlement boundary of Hinckley, as defined on the Adopted Hinckley and Bosworth Local Plan proposals map and therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Design

The Council's SPG on House Extensions states that in order to avoid extensions being visually obtrusive they must not exceed half the width of the existing house. Given the scale of the single storey rear extension, which a set back from the front wall of the main dwelling and a set down from the ridge of the dwelling, it ensures that the extensions appears subservient to the main dwelling. The design of the roof and matching materials ensures that there is a consistent appearance.

The flat roof design to the rear, reflects that of the existing flat roof extension and given the positioning to the

rear will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

The extensions are considered to reflect the character of the existing dwelling and are not considered to have any adverse impacts upon the character and appearance of the streetscene. As such, the scheme is considered to be in accordance with Policy BE1 of the Local Plan.

Impact Upon Residential Amenity

Given its physical proximity to the site the residential dwelling most immediately affected as a result of the proposal would be No. 61 Clarence Road located to the south.

By virtue of the siting and single storey nature of the extensions, it is not considered that there would be any significant material impacts upon residential amenity.

Neighbours have raised concerns in respect of the overlooking resultant of the proposed raised terrace. Amended plans have been submitted which show a reduction in the height of terrace, complete with a 2 metres high fence and existing trees which would screen the area between the neighbouring dwelling's and the area to be used as a terrace. It is considered that should the tree be removed, that the reduction in the terrace height will ensure that no significant overlooking should arise. .

The nearest other neighbouring dwelling affected as a result of the proposal would be the bungalow permitted under application ref: 10/00639/FUL located to the rear of the site. Given the minimum distance of 14 metres, it is not considered that there would be any significant overbearing, overshadowing impacts.

In summary, the proposal is considered to have minimal impacts upon the amenity of neighbouring residents. As such the scheme is considered to be in accordance with Policy BE1 of the Local Plan.

Parking and Highway Issues

There are no proposed changes to the access and parking arrangements. There is provision for 2 no. off street car parking spaces within the site. As such, the proposal accords with Policy T5 of the Local Plan.

Conclusion

The siting, design and scale of the extensions are considered acceptable and no material impacts have been identified, that would indicate that the proposal is not in compliance with Policy BE1. Accordingly, it is recommended that planning permission be granted, 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 is considered characteristic of the surrounding area and would not be detrimental to visual or residential amenity or highway safety.

Hinckley & Bosworth Local Plan (2001):- Policies BE1, T5.

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

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended details: Drawing No's: 6288K 13- 03B; 6288K 13H; 6288k 13-01C; 6288K 13-02C received by the Local Planning Authority on 25 August 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings 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.

Reason: 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).

Contact Officer:- Ebbony Mattley Ext 5691