DELEGATED REPORT

Recommendation Made: 9 November 2011

Reference:- 11/00742/FUL **Parish:-**

Applicant:- Mr & Mrs T Jukes
57 Leicester Road
Hinckley
Leics
LE10 1LW

Location:- 57 Leicester Road Hinckley Leicestershire LE10 1LW

Proposal:- ALTERATIONS TO DWELLING

Introduction:-

Full planning permission is sought for the installation of a dormer window in the front roof slope and the insertion of a second floor window to the side elevation facing No.55 Leicester Road. Amended plans were received to include the second floor window and as a result neighbours were re-consulted for 21 days.

The application dwelling is constructed of red brick with grey slate roof tiles and traditional timber framed sash windows.

There is no relevant planning history for this property.

Consultations:-

At the time of writing this report no comments have been received from: -
Neighbours

Development Plan Policies:-

Hinckley & Bosworth Local Plan (2001)

The site is within the settlement boundary for Hinckley as defined in the adopted Hinckley and Bosworth Local Plan

Policy BE1: Design and Siting of Development

Supplementary Planning Guidance (SPG): Extensions Design Guidanc

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 and the impact 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 and 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

The Council's SPG on House Extensions states that dormer windows should generally be; designed to ensure the original roof remains dominant; be located at the rear of the building; not exceed the height of the original

roof; be pitched to match the existing roof and be set a minimum of 1 metre from the main wall.

The proposed dormer window does not have an overbearing impact on the original roof due to the steep gradient of the roof slope creating a large surface area. The pitch of the dormer window matches that of the existing roof and although the dormer is set just 0.4 metres from the main wall, this allows the dormer window to keep a vertical line with the first floor window and ground floor door. The distinguishing feature of this dwelling is the presence of traditional timber framed sash windows on the principal elevation. The scale and design of the proposed dormer window is in keeping with the existing windows and the material can be controlled by condition.

Although the proposed dormer window is situated on the front roof slope it will have little impact on the street scene as the application dwelling is located on a stretch of Leicester Road with little uniformity. On balance the dormer window is considered acceptable in design terms.

The second floor window to the side of the property is visible in part from the street scene. However, this view is obstructed by the presence of a large silver birch tree within the curtilage of No.55 Leicester Road and due to the small scale and elevated location of the window it will not have an adverse impact on the street scene and is considered acceptable in design terms.

Impact on neighbours

The application dwelling is situated on the junction of Leicester Road and Butt Lane. Therefore, the dwelling house located opposite, No.36 Leicester Road, is not directly facing the property due to the bend of the road. There is also a separation distance of 34 metres between the properties resulting in no impacts in terms of overlooking from the dormer window.

The second floor side window is located in the elevation facing No.55 Leicester Road. No. 55 runs adjacent to the application dwelling with an 'L' shaped rear wall that extends 17 metres into the rear garden. It is considered that the siting of No. 55 and the length of the side wall will not allow any overlooking into the rear garden area of this property. There is an existing first floor side window at No.55 which is obscure glazed and serves a non-habitable room. Due to these factors and the difference in height between the windows it is considered that there will be minimal impacts in terms of overlooking.

In summary, the proposal is not considered to have any direct impacts upon the occupiers of the neighbouring dwellings. As such the scheme is considered to be in general accordance with Saved Policy BE1 of the Local Plan.

There are no other neighbouring dwellings impacted upon as a result of the proposal.

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 policies BE1 of the Local Plan and the 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) :-

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 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 proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 drawing number 11/11; Site Block Plan to a scale of 1:500 drawing number 11/11 04; Proposed Plans and Elevations to a scale of 1:100 drawing number 11/11 03B; Existing Plans and Elevations to a scale of 1:100 drawing number 11/11 01A.

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 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:- Robert Morgan Ext:- 5775