DELEGATED REPORT

Recommendation Made: 8 June 2011

Reference:- 11/00387/FUL **Parish:- Hinckley**

Applicant:- Mr Virk
17 Ashford Road
Hinckley
Leicestershire
LE10 0JL

Location:- 17 Ashford Road Hinckley Leicestershire LE10 0JL

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the rear of this detached dwelling, the erection of a replacement porch to the front of the property and the erection of a pitched roof to replace the flat roof over the garage.

The dwelling is constructed from a red pantile and finished in a white render to all elevations

Relevant Planning History

None

Consultations:-

No objection subject to notes to applicant:-

Head of Community Services (Land Drainage)

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

Neighbours
Ward Members

Development Plan Policies:-

Adopted Core Strategy

Policy 24 - Sustainable Development

Adopted Local Plan

The site lies within the settlement boundary of Hinckley 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 and on the amenities of the occupiers of neighbouring properties.

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; 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 proposed extension consists of an infill extension to the rear of the property between the garage and rear bedroom. The extension has a pitched roof design which projects from the main roof and reflects the existing pitched roof design to the bedroom at the rear. The proposed extension doesn't project beyond the existing garage located along the eastern side of the dwelling and its ridge height is below the main ridge of the dwelling, thereby making it subservient in its appearance. Given its location at the rear of the dwelling the proposed kitchen extension will not be visible from the highway, thereby meaning there will be no visual impact on the street scene. Given its position at the rear of the property and its small scale that reflects the character of the existing, the extension 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 porch proposed to the front elevation has a floor area that is within the allowances of permitted development, but requires planning permission due to its height from ground level exceeding 3m (3.75m). However the ridge of the porch is sited well below the ridge projection on the lounge to the front of the dwelling and is 2.3m below the ridge height of the bungalow. Therefore the porch is considered to be subservient in its design and appearance. The porch will be finished in a white render to match the existing dwelling, thereby allowing the porch to be in keeping with the street scene.

The creation of a pitched roof over the garage will be in keeping with the street scene as it reflects the adjacent property, namely 15 Ashford Road which has an existing pitched roof over its attached garage.

Impact on neighbours

The proposed extension will be sited between the bedroom and garage meaning that it will be screened by these existing projections and will not result in loss of residential amenity. The porch will be located to the front of the property and will not result in loss of residential amenity. The pitched roof over the garage will not extend forward of the habitable room window in the side elevation (west) of 19 Ashford Road, therefore no loss of amenity through overshadowing/loss of light is perceived. The separation distance to properties on Rosemary Way to the rear will be retained.

The proposed porch and single storey rear extensions comply with the council's SPG on House Extensions.

Conclusion

The proposals 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 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 extensions and alterations 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing 1, 2, 3, Site Location Plan received on 18 May 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations 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 The suitability of the ground for soakaways should be ascertained by using the test in B R E Digest No. 365 before development is commenced. The porosity test and soakaway design requires the approval of the Building Control Section. The soakaway must be constructed using concrete ring sections with a liftable cover or other approved materials to the satisfaction of the Local Authority.

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