DELEGATED REPORT

Recommendation Made: 19 August 2009

Reference:- 09/00536/FUL **Parish:- Twycross Parish Council**

Applicant:- Ms Emma Clarke
15 Sheepy Road
Twycross
Atherstone
Warwickshire

Location:- 15 Sheepy Road Twycross Atherstone CV9 3PQ

Proposal:- ERECTION OF DETACHED GARAGE AND STORE

Introduction:-

This is a detached dwelling of white render walls and slate roof, which sits in a slightly elevated position at the junction of Sheepy Road and Flax Lane (un-adopted).

The rear garden of the property is sloping and denotes the edge of the hill to which Twycross village is generally sited upon. The property is located within the Twycross Conservation Area. Two car parking spaces are provided to the driveway with further spaces available behind the gates to the side of the dwelling.

This application proposes the erection of a detached garage with store above to the rear of the dwelling. Due to the falling nature of the site, the application is accompanied by information confirming the proposed ground levels to ensure that the extent of the proposal is understood.

Planning history

None relevant

Consultations:-

Head of Community Services (Land Drainage) raise no objection.

Conservation Officer has no objection to the proposal.

Development Plan Policies:-

BE1
BE7
SPG House Extensions

Appraisal:-

The key issues here are the principle of development, the siting and design, impact on the character of the conservation area and the impact on neighbours.

The site is located within the settlement boundary for Twycross and therefore there is a presumption in favour of development providing all other planning matters are adequately addressed.

The proposed detached garage is located within the residential curtilage, adjacent to the sites eastern boundary and to the rear of the dwelling. The garage will be located within close proximity of the side elevation of the adjacent bungalow no. 3 Flax Lane.

The scale is such that it is higher than a conventional garage building however by way of the sites sloping nature, it will be built to the contours of the site and therefore will not result as an apparently tall

building. The levels information supplied further confirms this. The garage will be well screened with the only view of it being from across the frontage of no.3. Whilst is will be seen from across the frontage of no.3; the building is closely sited to the side of no.3 and therefore will not appear as an incongruous form of development.

The design of the garage is such that it maintains the overall proportions of the host dwelling, with a steep roof pith and generally narrow building width. The materials proposed will match the host dwelling. The building is considered to be an acceptable form of development which will preserve the character of the Conservation Area.

The garage's position, adjacent to the sites eastern boundary is not considered to result in any detriment to the amenities experienced by the occupiers of the adjacent dwelling no.3. There is sufficient distance (6 metres) between the side elevation of the proposal and the side of the neighbours dwelling. Furthermore, the boundary between the properties is marked by mature hedgerow which provides further screening.

The site provides ample off road parking and the proposal adds further car parking provision, therefore there is no highway issues associated with this proposal.

The proposal does not involve any demolition and therefore there is not likely to be any impact on protected species. The site is not known to have any other ecological interest.

In summary, the proposal represents the acceptable siting and design of a building that it will preserve the character of the conservation area without be to the detriment of the amenities experienced by the neighbours.

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 and would not be to the detriment of highway safety or residential amenity. The site is located within the Twycross Conservation Area and the proposal is considered to preserve the character of that area.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7 and SPG on House Extensions.

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.

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 BE7 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. List of plans used in the determination of this application:- 1488/4.

4. The local planning authority would be pleased to offer advice on the conversion of the existing internal garage to ensure the development preserves the character of the conservation area. Please contact the case officer on 01455 255762.

Contact Officer:- James Hicks Ext 5762 Date Printed: 9 September 2009