**DELEGATED REPORT**

**Recommendation Made: 20 April 2010**

**Reference:- 10/00190/FUL** **Parish:- Hinckley**

**Applicant:- Mr Roger Mayne**
**48 Glebe Road**
**Hinckley**
**Leicester**
**LE10 1HG**

**Location:- 88 Clarendon Road Hinckley Leicestershire LE10 0PL**

**Proposal:- ALTERATIONS TO DWELLING**

**Introduction:-**

This is a full application for the installation of a single dormer of the front and rear roof slopes to create additional space within the roof to accomodate two bedrooms at 88 Clarendon Road, Hinckley. The scheme also includes minor alterations to the rear elevation and internal alterations on the ground floor.

The application property is a small, hipped roof, 3 bedroom bungalow situated on a long plot within a street comprising predominately Victorian terraces. 78 Clarendon Road stands to the east and 90 Clarendon Road stands to the west. A public car park stands to the rear approximately 2 metres higher than the site and the front elevations of 61,63 and 65 Clarendon Road stand opposite the front of the site.

The applicant originally proposed a dropped kerb and the creation of a car parking space however these have been removed due to highway safety concerns.

History

None

**Consultations:-**

The Borough Council Environmental Health Officer (land drainage) has no objection to this application but advises on permeable surfacing guidance.

The County Council Ecologist has no objection to this development but recommends a Watching Brief be maintained throughout the development.

No response from County Council Highways or neighbours

**Development Plan Policies:-**

Local Plan Policy
- BE1 (Design and siting of development)
- T5 (Highway design and vehicle parking standards)

House Extensions SPG

**Appraisal:-**

The main considerations for the determination of this application are the design of the dormers and their impact on neighbours' amenity and the character of the area and street scene and parking and highway safety.

Parking and highway safety

The proposed dormers will provide an additional space within the roof void to create a fourth bedroom for this property however a loft conversion is permitted development. The applicant could therefore create the additional bedroom without planning permission nor the creation of additional parking. While parking provision would normally be expected when additional bedrooms are created, given this, it is considered the scheme could not be refused on this point.

Neighbours amenity

The rear dormer stands 1 metre back from the rear elevation of the dwelling and looks over the long rear garden which measures 28.5 metres long and will have no impact on neighbours' amenity. The front dormer will stand 1.2 metres from the front elevation and will face the front elevations of 61,63 and 65 Clarendon Road separated by the roadway. The dormer will stand further back than the first floor windows of other opposing residential properties on the street which combined with the separating roadway is not considered to adversely affect neighbours amenity.

Design and impact on the character of the area and street scene

The proposed dormers have ridge lines which stand level with existing and include hipped roofs to mirror the roof form of the dwelling. The front elevations of the dormers are set back 1 metre or more from their adjacent elevations and the design of the scheme complies with the House Extensions Guidance.

The hipped roofs of the dormers will comprise of tiles to match the existing roof and the cheeks will comprise of lead flashing which are acceptable materials for this scheme.

The front dormer will be visible from the street however this small addition to a bungalow surrounded by two storey properties in considered in proportion. The dormers are not considered to appear incongruous and would not adversely affect the character of the area or street scene.

Other issues

The proposed dormer windows will involve disturbance to the roof space and as such has the potential to disturb bats. As such the County Council Ecologist has advised a Watching Brief be maintained throughout the development which will be placed as a note to applicant.

Conclusion

Overall the scheme is considered to be of an acceptable design which would not harm neighbours amenity or the character of the area or street scene and the lack of parking is not considered grounds for refusal.

**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 be of an acceptable design which would not harm neighbours amenity or the character of the area or street scene and additional parking is not required.
Hinckley & Bosworth Borough Council Local Plan (2001) :- T5 and BE1

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 roof of the proposed extension and alteration shall match the corresponding roof tiles of the existing dwelling and the cheeks shall be leaded in accordance with drawing 4213-0123 received on 9th March 2010 unless previously agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing 4213-0123 received on 9th March 2010.

**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 BE1 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 6th 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 Bats, nesting birds, great crested newts and certain other species are protected by law. A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. 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.

**Contact Officer:- David Kiernan Ext 5898 Date Printed: 4 May 2010**