DELEGATED REPORT

Recommendation Made: 15 July 2011

Reference:- 11/00411/FUL **Parish:- Twycross Parish Council**

Applicant:- Mr David Richardson
37 Main Street
Congerstone
Nuneaton
Leicestershire

Location:- Brookhill House 10 Main Street Orton On The Hill Atherstone Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a 1½ storey side/rear extension to replace a single storey double garage that is to be demolished, a two storey extension to the central gable at the rear, a single storey rear extension and the infill of a first floor balcony area above, a dual pitched roof over an existing single storey flat roofed rear element, an open porch with canopy roof on the front elevation and a rear dormer window together with other alterations to this dwelling. The proposals provide additional accommodation including extended lounge, extended dining room, day room, utility room, boiler room, replacement double garage at ground floor and two extended bedrooms, two additional bedrooms, bathroom and en-suite at first floor.

The dwelling is detached and sited within a large plot including grassed paddocks to the rear and is located on the south east side of Main Street within the hamlet of Orton on the Hill. Other than a two storey central front gable in white painted render the dwelling is constructed of red multi facing bricks and small red/brown roof tiles. Other than the central gable, the front elevation has a low eaves line and steep pitched roof. The rear elevation has two storeys with a central gable, a small balcony at first floor and a single storey flat roof element. The north east and south west wings to the main house are single storey.

Amended Plans have been submitted to define the residential curtilage of the dwelling (red edge) and the other paddock land within the applicants ownership to the rear (blue edge), together with correction of errors on the proposed elevations drawing. As these issues are minor in nature and no objections have been received, no additional consultations have taken place.

Relevant Planning History:-

11/00412/CON	Extensions and Alterations	Pending Decision

Consultations:-

No objections have been received from:-

Head of Community Services (Land Drainage)
Directorate of Chief Executive (Ecology)

No written response has been received at the time of writing this report from:-

LCC Conservation Officer
Historic Buildings Panel
Twycross Parish Council
Ward Members
Site Notice
Neighbours

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 5: Planning for the Historic Environment
Planning Policy Statement 9: Biodiversity and Geological Conservation

Adopted Core Strategy

No relevant policies.

Adopted Local Plan

The site lies within the settlement boundary of Orton on the Hill and the Orton on the Hill Conservation Area as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of the Development
Policy BE7: Development in Conservation Areas
Policy BE8: Demolition in Conservation Areas
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document: Highways, Transportation and Development
Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Orton on the Hill Conservation Area Appraisal

Appraisal:-

The main considerations in respect of this application are the principle of development, the design of the proposed extensions and alterations and impact on: the character and appearance of the existing dwelling, the street scene and the Orton on the Hill Conservation Area; the amenities of the occupiers of neighbouring properties, highway safety and protected species.

The Principle of Development

The site is located within the settlement boundary of Orton on the Hill 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.

Design and Impact on Character and Appearance

The proposed 1½ storey side/rear extension is no wider than the existing double garage and has a similar low eaves design that respects the character of the existing dwelling. Whilst the additional depth of the proposed extension increases the height of the ridge line of this element by 2 metres it remains as a subordinate element to the main part of the dwelling and therefore respects the scale of the existing dwelling. The design includes the introduction of two dormer windows to the front and rear roof slope of the extension which, whilst not characteristic of the existing dwelling, are features found on dwellings of this age and style and in this case do not have an adverse impact on its overall character or appearance, or that of the wider street scene.

The proposals also include a 2.5 metre, two storey extension to the central gable on the rear elevation. This has the same eaves and ridge height as the existing gable and therefore respects the scale and character of the dwelling. The small single storey extension to the rear, the infill of the existing first floor balcony and the formation of a dual pitched roof over a single storey flat roof element to the rear will also respect the scale and character of the dwelling and enhance its overall appearance. These elements will have no adverse impact on the street scene as they are to the rear.

The proposed open porch to the front elevation has a rustic design and adds interest to this elevation. The use of timber materials in its construction will reflect the rural hamlet location.

The dwelling is of a relatively modern design and style to the majority of buildings within the Orton on the Hill Conservation Area and the proposed extensions and alterations reflect this. The proposals include a replacement structure for the double garage that is to be demolished. The proposals do not extend the width of the existing dwelling and whilst the height of the side element will increase by 2 metres, the dwelling is set well back from the adjacent dwellings on both sides and 13 metres from the highway and it is located behind a 2 metres high hedgerow across a majority of the site frontage such that it is not prominent within the conservation area. The proposed retention of the gable end chimneys, the introduction of a well designed front porch and the replacement of the modern garage doors with traditional vertical timber doors with a brick pillar between will preserve the character and appearance of the dwelling and the Orton on the Hill Conservation Area.

Overall, as a result of their siting, scale, design and the proposed use of matching materials, the proposed extensions and alterations are not considered to result in any adverse impact on the character or appearance of the dwelling, the street scene or the wider Orton on the Hill Conservation Area and therefore to comply with policies BE1, BE7 and BE8 of the adopted Local Plan and the Council's SPG on House Extensions.

Impact on Neighbours

The detached two storey cottage to the north, No. 12 Main Street, is set well forward of the application dwelling. The proposed 1½ storey side/rear extension projects no closer to the boundary but projects a further 3.3 metres to the rear and has a 2 metres higher ridge height (to 7.3 metres) than the existing double garage. Notwithstanding this, there is a separation distance of approximately 4 metres between the side elevation of No. 12 and the application dwelling, the nearest window on the rear elevation of No. 12 is to a single storey utility room extension with the main habitable room and conservatory extension furthest from the boundary (approximately 3 metres further). There are no side elevation windows on the proposed extension that would create any overlooking to the private rear amenity area of No. 12 and there is a 1.8 metres high close boarded timber fence along the boundary to protect privacy. The other extensions and alterations on the rear and front elevation are of much greater distance from the boundary and have no side facing windows.

The dwelling to the south west, Winnowing Barn, is set well forward of the application dwelling, there is a separation distance of approximately 12 metres between side elevations and a 1.8 metres high close boarded timber fence along the boundary to protect privacy. The closest elements of the proposed extensions and alterations are the bricking up of two ground floor windows on the side elevation facing the Winnowing Barn, the construction of a dual pitched roof over a rear projecting single storey flat roof element and the infill of an existing first floor balcony including a rear facing window. The two storey extension to the central rear gable projects only 2.5 metres further to the rear and is approximately 13 metres from the boundary. The other extensions and alterations are of greater distance from the boundary and have no side facing windows.

As a result of the separation distances between the proposals and the adjacent dwellings and the siting and design of the extensions and alterations, they will not create any overbearing impact or any overlooking issues that would have an adverse impact on the amenities of the occupiers of any neighbouring properties and are therefore considered to be in accordance with policy BE1 of the adopted Local Plan.

Impact on Highway Safety

Adequate off-street car parking is to be provided and retained within the curtilage of the dwelling and no changes are proposed to the dual access which allows vehicles to enter and leave in a forward direction. As a result the proposals will not have an adverse impact on highway safety and are therefore considered to comply with policies BE1 and T5 of the adopted Local Plan.

Impact on Protected Species

The submitted bat survey found no evidence of any protected species within the site and confirmed that the proposed development is unlikely to have a negative effect on the biodiversity of the area. The Directorate of Chief Executive (Ecology) has no objection to the proposals. As a result the proposals are considered to comply with Planning Policy Statement 9.

Conclusion

The proposals are acceptable in principle, would respect the scale, character and appearance of the existing dwelling, would not have an adverse impact on the character or appearance of the street scene and would preserve the character and appearance of the wider Orton on the Hill Conservation Area. The proposals would not have an adverse impact on the amenities of the occupiers of neighbouring properties, highway safety or protected species. The proposals are therefore considered to be in accordance with Planning Policy Statement 9 and policies BE1, BE7, BE8 and T5 of the adopted Local Plan and the Council's SPG on House Extensions and 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 its siting, scale, mass, design and appearance would not have an adverse impact on the character or appearance of the existing dwelling, the street scene, the amenities of neighbouring residents, highway safety or protected species and would preserve the appearance of the Orton on the Hill Conservation Area and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, BE7, BE8 and T5.

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: Proposed Plans Drawing No. 110246/202 Rev B received by the local planning authority on 23 May 2011 and Site Location Plan Drawing No. 110246/A/100 Rev B, Proposed Site Layout Plan Drawing No. 110246/A/102 Rev C, Proposed Elevations and Typical Section Drawing No. 110246/A/203 Rev C received by the local planning authority on 14 July 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.

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