DELEGATED REPORT

Recommendation Made: 6 May 2011

Reference:- 11/00206/FUL **Parish:-**

Applicant:- Miss Brenda Sharp
4 Lovetts Close
Hinckley
Leicestershire
LE10 0YH

Location:- 4 Lovetts Close Hinckley Leicestershire LE10 0YH

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for a single storey side and rear extension at 4 Lovetts Close, Hinckley. The application property is a semi-detached 1980s style bungalow with a main hipped roof and a projecting hipped roof element on the front elevation. The dwelling is constructed from brick in buff, brown concrete interlocking roof tiles, windows and doors in timber. The adjoining bungalow (No. 5) is built to the same design with a similar distinguishable shared projecting hip adjoining the applicants on the front elevation.

The neighbouring property (No. 3) is a detached bungalow with a projecting gable end on the side nearest to the proposal. This neighbouring bungalow also has a detached double garage that is set back from the front elevation and positioned directly along the boundary line with the applicants. A detached garage sits in the rear garden.

The application is a revised scheme after a withdrawal that removes the front porch and a section of the rear extension due to overdevelopment of the site.

Amended plans have now been received that shows the timber fascia boarding extended down to be in line with the existing fascia boarding forming the eaves line on the main dwelling house. It should be noted re-consultation has not taken place for this minor amendment.

Planning History:-

10/00967/FUL - Extensions and alterations to dwelling - Withdrawn on 21/02/2011
83/00189/4 - Erection of 57 houses - Approved on 21/06/1983

Consultations:-

No objection has been received from:-
Head of Community Services (Land Drainage)

No objection has been received subject to a condition:-
Director of Environment and Transport (Highways)
Highways requested an amended plan showing 2 car parking spaces

One neighbour objection has been received that raises the following concerns:

a) Drainage and the risk of flooding into neighbours garden area
b) In response to amended scheme, the proposal is still considered to be too large for this property
c) Loss of privacy at the moment there are trees and shrubs along the boundary

Development Plan Policies:-

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 and highways parking standards.

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; 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 has a flat roof design which adjoins the hipped roof of the main dwelling house. The roof of the proposed extension therefore does not reflect the main house and therefore goes against advice in the SPG. This design issue was discussed with the applicant where it was recommended a hipped roof will be more suitable. Nevertheless, the applicant has declined to alter the flat roof design.

A roof plan was submitted with this application that shows where the proposed flat roof will meet the existing roof tiles. The flat roof is shown to be approximately 0.2 metres above the main eaves level. An amended plan has been submitted that shows another fascia board which will continue the existing fascia along the eaves line on the main house. This is considered to be an acceptable design measure that seeks to address the issue of having a single fascia board above the eaves of the main house and creating what would have been an uneven disjointed appearance. The continuation of the current fascia is considered to improve the proposal.

A condition will be attached to the decision notice to ensure that the fascia boarding shall be positioned as indicated in the amended plan drawing 5B to allow for the continuation of the single storey form of the existing dwelling and to add general visual continuity.

The proposed side extension will be set back 1.5 metres from the principle elevation wall of the main house and will be set back 3 metres from the more visually prominent projecting hip on the front elevation therefore will take a subordinate position.

A rendered wall on the front elevation painted in a grey colour offers a visual contrast with the existing facing brick on the external walls of the main house. Although this is not matching, the use of such compatible materials is considered to be acceptable.

As the flat roof of the proposed extension extends above the existing eaves, its scale is considered to be large in its entire form. However, it does not extend the full width across the rear elevation and its massing has been reduced since the previous scheme, and its overall scale is not considered to have a detrimental overwhelming impact on the existing property. Given only a small section will be visible at the front and due to its set back using acceptable materials and colours, the extension will not have any adverse impact on the street scene, conforming to Local Plan Policy BE1 and is therefore acceptable in design terms.

Loss of Amenity Space within Applicants Residential Curtilage

In comparison to the previous application, this revised scheme removes a section of the garden room to prevent significant loss of amenity space in the small rear garden. The retention of appropriate amenity space is indicated in drawing 5B. Overall it is not considered the proposed development will result in significant

overdevelopment of the site.

Neighbours Amenities

In order to protect the amenity of surrounding properties, in terms of loss of light, privacy, overshadowing and overbearing impact, the House Extension SPG advises that a single storey extension should project out no further than three metres along the common boundary line with an adjoining dwelling.

However, in this case, this is not applicable as the proposal is inset by at least 3 metres from the common boundary line with the adjoining dwelling No. 5 and therefore the greater projection from the rear elevation is considered to be acceptable, without becoming overly dominant or having an adverse impact.

Given that the side extension will run along the side of the neighbour's detached double garage at No. 3, it is not considered to adversely affect the amenities enjoyed by the occupiers of that property. The side extension will be inset approximately 2 metres from the boundary line fencing joining up with the existing garage.

Due to the closeness of the side extension along the common boundary line with No. 3, there will be a note to applicant attached to the decision notice referring them to the Party Wall Act.

A side window will be inserted on the side elevation of the rear section of the proposed extension however there is a small store and 1.7 metre high wooden fencing that runs along the entire boundary line with No. 5 that would prevent any overlooking and loss of privacy into the neighbours conservatory and garden area.

In response to a representation received that raises concern over loss of privacy, the insertion of sliding doors on the rear elevation will not result in any material overlooking due to the presence of a low lying fence and tree cover and shrubbery along the rear boundary line with the opposite neighbours at No. 49 Brascote Road. Should the trees and shrubs be lost or removed, it is considered any resulting overlooking could be mitigated through appropriate boundary treatment.

Highways

For dwellings with three or less bedrooms, two spaces should be provided. Bearing in mind the existing dwelling is a two bedroom bungalow with one car parking space located within an urban area, it is considered unreasonable to attach a condition for the provision of an extra car parking space. The existing car park space will be retained and this is considered sufficient for this type of proposal, on this type of property in this location.

Additional issues

In response to concerns over the issue of land drainage, the control of drainage is delivered and secured by Building Regulations and Severn Trent Water (as the service provider). The Council's Land Drainage engineer was consulted and raised no objections.

Conclusion

The proposal would not adversely affect the existing dwelling and would not have a detrimental impact on the street scene. In addition it would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan 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 not harm highways safety 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 materials to be used in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

3 The type of colour to be used on the rendered walls shall be Sikkens SN.02.67 and the type of colour to be used on the fascia boarding shall be Tikkurila 4985 (7101-RI6B), unless otherwise agreed in writing with the Local Planning Authority.

4 The fascia boarding shall be continued from the existing eaves level on the main dwelling as indicated in drawing 5B and will be retained as such at all times thereafter.

5 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 1 - Received on 15/03/2011
Drawing - 2 - Received on 15/03/2011
Drawing - 3 - Received on 15/03/2011
Drawing - 4- Received on 15/03/2011
Drawing - 5B - Received on 04/05/2011
Drawing - 6 - Received on 15/03/2011

6 To allow for the continuation of the single storey form of the existing dwelling and to add general visual continuity to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 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).

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Kevin Roeton Ext 5919