DELEGATED REPORT

Recommendation Made: 17 August 2011

Reference:- 11/00506/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr & Mrs Philip Bird
307 Brookside
Burbage
Hinckley
Leicestershire

Location:- 64 Duport Road Burbage Hinckley Leicestershire LE10 2RW

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for extensions and alterations to a detached bungalow, 64 Duport Road, Burbage. The proposals include the remodelling of the dwelling involving a rear extension and the formation of gable ends to the side elevation and raising the height of the roof to provide accommodation in the roof space, a detached replacement single garage, extended chimney and other alterations.

The bungalow is currently 'L' shaped in floor plan with a hipped roof and a front projecting hipped roof element. It is constructed of light red/brown facing bricks and brown plain clay tiles. There is an existing single garage to the rear which will be demolished and a replacement garage will be relocated further to the rear to provide space for the rear extension.

There is a two storey hipped roof dwelling to the north east and a hipped roof bungalow to the south west.

Amended plans have been submitted, however due to the minor nature of the works, no reconsultation has taken place.

Relevant Planning History:-

None.

Consultations:-

No objections have been received from Burbage Parish Council subject to the side windows being non-opening and of obscure glass to avoid overlooking to neighbouring gardens.

Neighbours notified, one letter received raising no objection subject to obscure glazing being fitted to first floor side elevation windows.

No written response has been received at the time of writing this report from Ward Members.

Development Plan Policies:-

Adopted Core Strategy

Policy 24: Sustainable Design and Technology.

Adopted Local Plan

The site lies within the settlement boundary of Burbage as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of the Development
Policy T5: Highway Design and Vehicle Parking Standards

Other Relevant Documents

LCC document: Highways, Transportation and Development
Burbage Village Design Statement: Zone 4 - Individual 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 and alterations on the character and appearance of the existing dwelling and street scene, the amenities of the occupiers of neighbouring properties and highway safety.

The Principle of Development

The site is located within the settlement boundary of Burbage, 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

There are no windows proposed in the front elevation roof slope therefore whilst the remodelling of the bungalow to provide accommodation within the roof space will result in an increase in the ridge height of the dwelling, the overall appearance remains that of a bungalow in the street scene. Whilst the majority of the dwellings in the immediate vicinity are have hipped roof form and the remodelling of the application dwelling will result in a gabled roof form, there is a two storey dwelling with gabled roof directly opposite adjacent to two hipped roof bungalows therefore the proposal is considered to be acceptable in terms of the street scene that is characterised by an interspersed mix of bungalows and two storey dwellings in the vicinity. The remodelled application dwelling is set back from the two storey dwelling to the north east and the bungalow to the south west. The set back together with the modest increase in ridge height of 1.3 metres will result in a gradual step in the ridge height between the dwellings and will not have an adverse impact on the street scene. Given the design and location of the extension and replacement detached single garage to the rear of the dwelling, no adverse impact on the character or appearance of the dwelling or street scene will result.

The area is described in the Burbage Village Design Statement as consisting of individually designed properties. Overall it is considered that the proposed extensions and alterations meet the design principles in Guidance Note 2.7 of the Burbage Village Design Statement and are acceptable in terms of design and scale given surrounding development.

Impact on Neighbours

No. 66 Duport Road is a detached two storey dwelling set forward of the application dwelling and located to the north east. The proposed extension projects approximately 3.25 metres beyond the rear conservatory of No. 66 at a separation distance of approximately 3.5 metres from the side elevation of the conservatory which consists of a blank brick wall. This is considered to comply with the principles of the Council's SPG and result in an acceptable relationship. The proposed extensions also result in the formation of a gabled roof with an increase in the height of the side elevation wall and roof ridge, however, given the separation distance of approximately 3.5 metres and the secondary nature of the ground floor side elevation windows of No. 66 facing the proposed extensions they will not result in an unacceptable overbearing impact that will result in an adverse impact on the amenities of the adjacent occupiers. No. 66 has raised no objection to the proposals subject to obscure glazing being fitted to the first floor side elevation windows to an en-suite and wardrobes room. Given their height and position these windows have the potential to overlook the rear amenity area of No. 66 and therefore it is considered reasonable in this case to require the windows to be fitted with obscure glazing and in the case of the wardrobe room none opening to protect the privacy and amenity of the adjacent occupiers and this can be controlled by condition. The en-suite window is fitted with a top opening window which is considered to be acceptable to prevent overlooking. The rear amenity area of No. 66 is also protected from overlooking by the existing rear conservatory extension and 1.8 metres high timber fencing along the boundary.

No. 62 Duport Road is a detached bungalow set forward of the application dwelling and located to the south west. The proposed extension will project a further 4.4 metres to the rear of the application dwelling and approximately 8 metres beyond the rear elevation of No. 62 at a separation distance of approximately 2.5 metres. Whilst this would normally be in excess of SPG guidelines, in this case, there is a flat roofed single garage within the curtilage of No. 62 that extends along the boundary and will provide screening such that the additional projection will not have an adverse impact on residential amenity of the adjacent occupiers. The proposed extensions also result in the formation of a gabled roof with an increase in the height of the side elevation wall and roof ridge, however, given the separation distance of approximately 2.5 metres and that no habitable room windows directly face the proposed extensions they will not result in an adverse impact on the amenities of the adjacent occupiers. No. 62 has raised no objection to the proposals. However, given their height and position the two first floor side elevation windows to the new bedroom have the potential to directly overlook the rear amenity area of No. 62 and therefore it is considered reasonable in this case to require the windows to be non-opening and fitted with obscure glazing to protect the privacy and amenity of the adjacent occupier and this can be controlled by condition.

The application dwelling is within an extensive residential curtilage and given the separation distance to the properties at the rear on The Meadway, the proposals will have no adverse impact on the residential amenities of the occupiers.

Overall, the relationship of the proposed extension to neighbouring properties will not result in any adverse impact on the residential amenity either from an overbearing impact or overlooking.

Highway Safety

There are no alterations proposed to the existing access and adequate off-street parking for a minimum of three cars is to be retained within the curtilage of the site therefore the proposals will not result in any adverse impact on highway safety.

Conclusion

The proposal is acceptable in principle, would respect the character and appearance of the existing dwelling and would not adversely affect the street scene, the amenities of the occupiers of neighbouring properties or highway safety. The proposal is considered to be in accordance with policies BE1 and T5 of the adopted Local Plan, the Council‘s SPG on House Extensions and the principles of the Burbage Village Design Statement 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 would not have an adverse impact on the character or appearance of the existing dwelling, the street scene, the amenities of neighbouring residents or highway safety and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 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: Site Location Plan at scale 1:1250; Block Plan at scale 1:500 received by the local planning authority on 30 June 2011 and Proposed Plans and Elevations Drawing No. 1161/2 Rev A received by the local planning authority on 17 August 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.

4 The bedroom windows to be inserted in the south west side elevation (facing 62 Duport Road) of the extensions hereby approved shall be non opening and obscure glazed and retained as such at all times thereafter.

5 Notwithstanding the submitted details, the en-suite bathroom window to be inserted in the north east elevation (facing 66 Duport Road) of the extensions hereby approved shall be obscure glazed and retained as such at all times thereafter and the wardrobe room window to be inserted in the north east elevation (facing 66 Duport Road) of the extensions hereby approved shall be non-opening and obscure glazed and retained as such at all times thereafter.

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.

4 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

5 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property to accord with policy BE1 of the adopted Hinckley and 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.

Contact Officer:- Richard Wright Ext 5894