DELEGATED REPORT

Recommendation Made: 1 June 2011

Reference:- 11/00280/FUL **Parish:- Hinckley**

Applicant:- S Hudson
10 Forest Road
Hinckley
Leicestershire
LE10 1HB

Location:- 10 Forest Road Hinckley Leicestershire LE10 1HB

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING (RETROSPECTIVE)

Introduction:-

This is a retrospective application for planning permission for a two storey front extension to this semi detached dwelling.

The dwelling has an existing double height bay with gable above to the front elevation and is constructed of brick with a tiled roof. The property has a rendered panel between the ground and first floor bay windows.

The site is located within a predominantly residential area in a row of dwellings of a similar age and designs. The adjoining dwelling has been extended in a similar manner to the current proposal as have others in the vicinity.

History:

No previous planning applications. This application is the result of an enforcement investigation reference 11/00004/UNBLD.

It is understood that the first floor extension was constructed over four years ago and the ground floor section has been infilled with breeze block walls more recently which are currently unfinished.

Consultations:-

No objections received from The Head of Community Services (Land Drainage)

At the time of writing the report no comments have been received from: -
Ward Members
Neighbours

Development Plan Policies:-

Local Development Framework Core Strategy 2009

Policy 1: Development in Hinckley

Adopted Hinckley and Bosworth 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 extension on the character and appearance of the existing dwelling, streetscene and on the amenities of the occupiers of neighbouring properties. No weight can be attached to the fact that this application is retrospective.

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 extension has a small gabled roof facing the street which echoes the larger gable above the bay windows and is set behind the overhang of the larger gables eaves.

The extension is located within the 'L' shape of the original dwelling, it is therefore not over prominent and it's design is considered to reflect the character of the existing dwelling. At the time of the site visit, the extension was not complete and breeze blocks had been used to provide the walls at ground floor level. The application states that the extension will be rendered and the existing dwelling is also to be rendered to match.

It is considered that the extension will not have any adverse impact on the street scene or the character of the existing dwelling once completed and is acceptable in design terms.

Impact on Neighbours

The nearest neighbour to the extension is No 12 Forest Road which is a semi detached dwelling separated from the proposal by a pathway. The properties are built to a similar building line. No 12 has five side windows at ground floor and first floor level facing the application site, all are obscure glazed and none appear to serve habitable rooms. In terms of the relationship with this neighbours property, the extension is considered to be acceptable because no windows to habitable rooms are affected by the proposal.

Conclusion

The extension is considered to respect the scale and character of the existing dwelling and does not adversely affect the amenities of the occupiers of neighbouring properties or the streetscene. The application is considered to be in accordance with policies BE1 of the Local Plan and the Council SPG on House Extensions 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 the development by virtue of the scale, mass and design, the extension does not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and is in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

1 The materials to be used on the external elevations of the proposed extension and alteration shall be in accordance with the details contained within the application form received on 19 April 2011, unless previously agreed in writing with the Local Planning Authority.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing 1104001 received on 19 April 2011.

Reasons :-

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

2 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).

Contact Officer:- Louise Forman Ext 5682