DELEGATED REPORT

Recommendation Made: 7 May 2009

Reference:- 09/00214/FUL **Parish:-**

Applicant:- Mr T Brown
11 Riddon Drive
Hinckley
Leicestershire
LE10 0UF

Location:- 11 Riddon Drive Hinckley Leicestershire LE10 0UF

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for the erection of a single storey side extension to form a study and utility at 11 Riddon Drive, Hinckley.

The application property is a 1970's, two storey, semi-detached residential property on a corner plot in a residential estate in Hinckley. The property currently has a large wooden outbuilding and play house to the side of the property. 9 Riddon Drive shares the application property's north eastern wall, 20 Riddon Drive stands across the road, approximately 20 metres north west of the site. 2 Lomond Close stands across Lomond Close approximately 25 metres south west of the site with 1 Lomond Close standing approximately 14 metres to the rear of the property's rear elevation. Two garages stand to the rear of the site, between the property and 1 Lomond Close.

Planning permission is sought for the erection of a single storey side extension projecting 3.6 metres from the south western side elevation, spanning 7.3 metres from the rear along the side of the building. The extension will stand 3.6 metres in height with a dual pitched roof and includes one large window on the front elevation, two small windows and a door on the side elevation and two small windows on the rear.

History

79/00317/4- Erection of conservatory- approved- 14.03.79

Consultations:-

The Borough Council Environmental Health Officers have no objection to this application.

No response from neighbours

Development Plan Policies:-

Local Plan Policy
- BE1- Design and siting of development

House Extensions SPG

Appraisal:-

The central concerns to address in this application are the design and impact of the development on the character of the area and the impact on neighbours' amenity.

The garden of the application site wraps around the side and rear of the property, with a 1.8 metre high wooden boundary fence screening the garden from the street. The garden also contains large conifers dispersed along the boundary, which provide additional screening. This screening combined with only

single storey windows and a minimum separation distance of 20 metres between any elevation of the extension and habitable windows of 20 Riddon Drive and 2 Lomond Close would be acceptable to ensure light and privacy to these properties. The proposed extension will not extend beyond the rear building line of the application property and contains only 2 thin windows facing toward 1 Lomond Close to the rear. A separation distance of 14 metres will stand between the two properties combined with the boundary screening which would result in a development unlikely to adversely impact on light or privacy to this property.

The proposed extensions main front window is large and horizontally emphasised to match the existing property's windows and also includes a dual pitched roof to match existing. 11 Riddon Drive stands at 5.6 metres wide compared to the 3.6 metre wide side extension which exceeds half the width of the house and is not in compliance with the House Extensions guidance. Despite this the proposed extension is set back 0.6 metres from the front boundary, located in a large corner plot and will be only single storey in height. In addition a large outbuilding currently stands in the approximate position of the proposed extension and the development will not extend the property's footprint by a significant amount more than provided by the outbuilding, which is to be removed.
As a result of these elements it is the opinion of this officer that the proposed extension would not appear overly dominate in relation to the property or surrounding area and is of an acceptable design.

Overall the proposed side extension would be of an acceptable design in proportion with the existing dwelling and will not adversely affect the amenity of neighbouring properties and it is recommended for approval on the condition materials used match the existing dwelling.

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 not harm the character or appearance of the area or the living conditions of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 external elevations of the proposed extension and alteration 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 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 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. List of plans used in the determination of this application:-
Drawing numbers:- 29-3-1059-3 and 29-3-1059-2(A)

Contact Officer:- David Kiernan Ext 5898