DELEGATED REPORT

Recommendation Made: 5 May 2009

Reference:- 09/00193/FUL **Parish:-**

Applicant:- Mr Mark Roberts
13 Cleveland Road
Hinckley
Leicestershire
LE10 0AJ

Location:- 13 Cleveland Road Hinckley Leicestershire LE10 0AJ

Proposal:- EXTENSION AND ALTERATION TO DWELLING

Introduction:-

This is a full application for the erection of a single storey rear extension at 13 Cleveland Road, Hinckley and will involve the demolition of the existing side conservatory.

The application property is a long, detached, two storey Edwardian residential property located within a large plot within a residential area of Hinckley. 19 Cleveland Road stands 4 metres to the north, 11 Cleveland Road stands 10 metres to the south with both properties situated forward of the applicants the applicants rear building line. The rear gardens of 40 and 42 Browning Drive stand to the rear of the application site.

The existing rear kitchen and toilet will be rebuilt and reformed into one dining area with a 4.4 metre section of the northern elevation rebuilt with the existing two windows removed. The rear elevation will comprise four large concertina doors leading onto a patio. The extension also includes a side extension which projects 0.95 metres from the southern side elevation and spans 3.6 metres from the rear building line. A pergola will also stand adjacent this side extension. This extension will include a new mono-pitched roof.
A small side extension projecting 1.7 metres from the northern elevation at 2.2 metres in length will form a single storey utility with a mono-pitched roof.

History

None applicable

Consultations:-

The Borough Council's 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 of the development and impact on the character of the property and surrounding area and neighbours amenity.

The proposed side extension on the northern elevation will extend the property's side building line 1.7 metres closer to 19 Cleveland Road. However the extension will not impact on this adjacent property

due to the neighbours side garage wall which spans along this boundary. Neither the garage or extension has any windows facing one another and both are single storey.
The existing lean-to conservatory on the properties southern side elevation is to be replaced with a brick built rear extension as part of the development. The rear building line will remain the same with the extension projecting only 0.95 metres from the side elevation. This projection is smaller than the existing side building line formed by the conservatory and the extension is unlikely to have any additional impact on 11 Cleveland Close than the existing structures. Any possible impact would be mitigated by the 10 metre separation distance between the properties and a high boundary hedge exceeding 2 metres in height.

The side extension on the northern elevation is a small structure which would be barely visible from the street scene and has a mono-pitched roof with a similar pitch as the existing property. The rear extension will increase the properties floor area by only 3.4 m2 which is minor compared to the size of the property and its plot. The rear extension will include large vertically emphasised windows and concertina doors made from aluminium. Whilst the properties current windows and doors are wooden, the proposed doors and windows will mirror the shape of the existing Edwardian features whilst providing a juxtaposition between the old and new through the contrasting materials. This will replace an existing wooden lean-to conservatory and brick built rear extension, which appear to need replacing and would be a significant improvement to the aesthetics of the property's rear. The single storey extensions which, on the whole, can not be viewed from the street will create a bright useable space with interesting design features which both mirror and contrast the property's Edwardian character and would serve as an improvement to the existing structures.

Overall the proposed development would be of an acceptable size and scale with architectural features to match the existing property and would not harm neighbours amenity or the character of the property or surrounding area and it s recommended for approval with a condition requiring materials to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the scheme.

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 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

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:- 319/004, 319/005 and 319/006

Contact Officer:- David Kiernan Ext 5898