DELEGATED REPORT

Recommendation Made: 8 April 2011

Reference:- 11/00085/FUL **Parish:- Desford Parish Council**

Applicant:- Mr Santokh Hanspal
31 Station Road
Desford
Leicestershire
LE9 9FN

Location:- 31 Station Road Desford Leicester Leicestershire LE9 9FN

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for extensions and alterations to No. 31 Station Road, Desford. The application proposes a first floor extension to the front over an existing single storey projection. At the rear of the property, the proposal also includes a single storey rear extension with a central two storey element.

The application property is a modern 1980s style two storey large detached gabled roof dwelling house. The main external walls comprise of facing brick in buff and the roof has slate tiles On the eastern side of the principal elevation is a projecting single storey gable that projects 3.7 metres and a large conservatory at the rear of the site.

The application dwelling house is set back from the highway with a detached double garage in front of the main house. To the east of the site is an approved housing scheme that received planning permission under reference 08/00306/FUL for the demolition of No. 33 and No. 35 and the development of 19 dwellings. Development on the site is now under construction. The approved scheme has a dwelling sitting alongside No 31 with a rear garden depth of 8 metres.

The rear garden extends back a distance of 57 metres with open views of the rolling countryside beyond. The bottom 22 metres of the rear garden falls outside the settlement boundary. However, the proposal will fall within the residential curtilage and the section of the site within the settlement boundary. The neighbouring dwelling house to the south west (No. 29) is a detached gabled roof property similar in style to the applicants. Wooden fencing at 1.8 metres high runs along the boundary line with No. 20 (new build house) and wooden fencing 1.6 metres in height along the boundary line with No. 29.

Amended plans have since been received that shows the second storey element of the rear extension with a hipped roof and a fixed glazed window in the side (northeast) elevation of the main house. The neighbour who raised original concerns in a representation was re-consulted and additional comments on the revised plans received.

Relevant Planning History:-

89/00581/4 – Erection of 1 four bedroomed detached house and double garage – Approved on 20/06/1989
08/00306/FUL – Demolition of No. 33 and No. 35 and erection of 19 No. dwellings with associated parking and access – Approved on 01/07/2008

Consultations:-

No objection received from:

Chief Executive, Leicestershire County Council (Ecology)

1 neighbour letter received raising the following concerns:-

a) Unclear proposal in terms of where it is located on the house
b) Size of the extension and whether it will block sunlight coming across garden and house

Additional comments on amended plans:

a) Confirm the amount of sunlight to be lost
b) Still concerned about the loss of sunlight and the materiality of this

Site notice displayed and neighbours notified

Development Plan Policies:-

Adopted Hinckley and Bosworth Borough Council Local Plan

The majority of the site lies within the settlement boundary of Desford as defined in the adopted Hinckley and Bosworth Local Plan. A section of the rear garden falls outside the settlement boundary within open countryside.

BE1 (Design and siting of development)
T5 (Highway design and vehicle parking standards)

Other Policy Documents

Adopted Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations for the determination of this application are the design of the extensions and the impact on the existing dwelling and proposed dwellings, street scene and neighbours amenities.

Design and impact upon streetscene

The application proposes a first floor extension to the front over the existing single storey projection. It has been designed to complement the existing property and it therefore acceptable in design terms.

The rear extension incorporates a single storey extension with a central 2 storey element. The original submission sought to provide a gabled roof form to the 2 storey element to match the existing dwelling however following negotiations this was altered to a hipped roof to lessen its prominence. The single storey elements of the rear extension area also proposed to be hipped. The rear extension is the full width of the main dwelling. Both elements of the proposal, front and back have a lower ridge height than the existing dwelling and therefore are considered subservient to the main dwelling. Eaves height of the extension is the same as the existing dwelling. It is considered that the design is consistent with the existing dwelling and therefore acceptable in policy terms.

The proposed materials for the extensions are considered to be in keeping with the existing property. The extensions whilst large would not it is considered adversely affect the character of the streetscene by virtue of their location, subservient nature and complementary design.

Neighbours amenities

The House Extension Design Guide SPG states that ‘rear extensions will not normally be permitted if they extend more than 2 metres along the common boundary with an adjoining dwelling in the case of 2 storey and 3 metres in the case of a single storey extension’. However, in this specific case, this is not applicable as the proposal is inset from the boundaries. Whilst the projection distances are ideal, the inset position from the boundary provides an opportunity for a greater extension to be acceptable without becoming overly dominant or having an adverse impact.

Both the single and two storey element of the rear extension will project 4.5 metres beyond the rear elevation

wall of the main house. Since the nearest new build dwelling (No. 20) is set two metres forward of the rear elevation of the applicant's dwelling house, the proposed rear extension will project 6.5 metres from the rear elevation of the projecting gable at No. 20. Whilst this is beyond the projection distance that is specified in the House Extension SPG with an adjoining dwelling, it is important to note, the proposed rear extension will be off-set 1.6 metres to the wooden fencing that runs along the common boundary line and 2.8 metres from the side elevation of the new build dwelling house (No. 20). In addition, the two storey section of the proposed rear extension will be 2.5 metres inset on the main dwelling house. Taking into account both the inset and offset distances to the boundary and the neighbouring dwelling house, it is not considered the proposed rear extension will have a detrimental impact on amenity of occupiers at No. 20 in terms of overbearing impact. Given dwelling No. 19 will be further away than the neighbouring new build (No. 20) to be approximately 15 metres from the side elevation of No. 31, it is considered the proposal will not have a detrimental impact on the amenity of occupiers at No. 20.

With regards to the opposite neighbours to the south west the detached dwelling house at No. 29 has the same rear building line. The side elevation of the rear extension will be off-set 1 metre from the boundary line fencing and 2.2 metres from the side elevation of No. 29. In addition, the two storey section of the extension will be inset 3 metres in on the main dwelling house. Again taking into consideration the inset and offset distances to the boundary line and the neighbouring dwelling house at No. 29, it is not considered the proposed rear extension will not be detrimental on that property in terms of overbearing impact.

Concern over the size of the extension blocking out sunlight across the neighbours property on the new housing development has been expressed. The rear extension sits west of the new property (No. 20) and with the sun orientation it is likely to only cast shadow in the latter part of the day. As the 2 storey element of the rear extension is set in from the boundary any overshadowing will be minimal. Bearing in mind the greater distance to No. 19, it is considered a shadow cast in the latter part of the day will have less impact on No. 19. Due to the location of the extension the shadow to No. 29 will only be cast early morning and again due to the distance the 2 storey element is set off the boundary this would be minimal.

It should further be noted that the amended plans that show a hipped roof rather than a gabled roof on the two storey extension will further reduce any impact upon neighbouring properties, particularly regarding overshadowing.

The proposed first floor front extension will project 3.8 metres, the same distance as the existing single storey. The proposed first floor front extension will be off-set 1.6 metres to the wooden fencing that runs along the common boundary line and 2.8 metres from the side elevation of the new build. No 19 sits forward of the application property and therefore the front extension will not project forward of the front elevation of the adjacent property thereby ensuring no impact upon amenity.

Due to the proposed rear extension and internal alterations to the first floor of the property a new first floor side elevation window serving en-suite will be inserted. Amended plans have been received showing the first floor side bathroom window to bedroom 4 to have fixed glazing with top light opening only. This amendment was requested to prevent opening windows that would allow for overlooking onto neighbours side. There are no first floor side elevation windows on the proposed projecting hipped roof rear extension that would allow for overlooking into neighbouring garden areas. A side elevation window will be inserted on the western elevation of the first floor of the front extension which will face a blank wall on the side elevation of dwelling No. 29.

Ecology

The dwelling is adjacent to good bat foraging habitats due to mature trees and established gardens. Ecology also has records of a former roost next door to the application site. Whilst the site no longer exists there is a strong possibility that bats are roosting in the roof space of the existing property and could be disturbed by the proposed works. For these reasons a bat survey was requested. An ecology report (Durnin - March 2011) was submitted in support of this application and this was considered to be satisfactory by Ecology. Further comments made in response to the bat survey by Ecology are that no protected species or ecological features of note were identified, and no further action is required. Ecology maps show that this application will have no impact on any designated sites of ecological importance.

Highways

The proposed extension will see the addition of two new bedrooms increasing the total number of bedrooms to five. For dwelling houses with four or more bedrooms three car parking spaces should be provided. The property has a long driveway (37 metres from the highway) and turning space within the site as such it is considered sufficient off street parking can be provided.

Conclusion

In summary it is considered the proposed extensions and alterations will not have a detrimental impact on the character of the existing property or street scene. It is also considered the proposed extension will not adversely affect the amenities of neighbouring properties and will not harm highway safety.

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 neighbours amenity and would be of an acceptable design which does not adversely affect either the street scene or the existing dwelling.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & T5

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.

3 The window to be inserted in the northeast side elevation of the main house shall be obscure and fixed glazed with top level window opening only as indicated on drawing no 04011 – 04B and will be retained as such at all times thereafter.

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

Drawing - 04011-01 - Received on 21/02/2011
Drawing - 04011-02 - Received on 21/02/2011
Drawing - 04011-03 - Received on 21/02/2011
Drawing - 04011-04B - Received on 07/04/2011
Block Plan - Received on 21/02/2011
Site Location Plan - Received on 21/02/2011

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 B1 of the adopted Hinckley & Bosworth Local Plan.

3 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 & 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 Bats, nesting birds, great crested newts and certain other species are protected by law. A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. 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.

Contact Officer:- Kevin Roeton Ext 5919