DELEGATED REPORT

Recommendation Made: 3 June 2011

Reference:- 11/00289/FUL **Parish:- Hinckley**

Applicant:- Mr J Wild
16 Blenheim Close
Hinckley
LE101TT

Location:- 16 Blenheim Close Hinckley Leicestershire LE10 1TT

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for a two storey gabled roof extension to the side (south) of this detached dwelling with an adjoining single storey mono-pitched extension at the rear.

The dwelling is constructed from buff brick and brown pantile interlocking roof tiles.

Amended plans have been received showing all windows on the extension and main dwelling to be replaced with side opening casements.

Recent Planning History:

None

Consultations:-

No objection has been received from:

Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted 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
Policy T5 - Highway Design and Vehicle Parking Standards

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 extensions on the character and appearance of the existing dwelling, street scene and on the amenities of the occupiers of neighbouring properties.

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 Dwelling and Streetscene

The proposed two storey side extension has a gabled roof design where the ridge line is 0.8m lower than the ridge on the main house. The extension will also be set back 2.5m from the front elevation and will be 2.7m in width. It is therefore considered to be subservient to the main house.

Bearing in mind the extension will be set back to be in line with the front elevation of no. 15 and there will be a separation gap of 0.85m to the side elevation of this neighbouring property, the design of the proposed development and its relationship with no. 15 would not result in a “terracing effect” and will create a graded appearance off-set from the boundary.

The proposed single storey rear extension is 3.1 metres in length and 3 metres in width, less than half the width across the rear elevation of the main house and is therefore subservient. It is simple in design with a basic mono-pitched roof in keeping with the overall character of the main dwelling at the rear of the site.

As the proposed extensions are subservient to the existing dwelling with an appropriate set back and off-set to the sites boundary line, the extensions will not have any adverse impact on the street scene or the character of the existing dwelling and therefore acceptable in design terms. The proposal is therefore acceptable in terms of the design requirements of Policy BE1 and the House Extension Design Guide SPG.

In discussions with the agent with regards to window design amended plans have been received showing windows on the main dwelling to be replaced with opening casements to match those proposed on the extension. This ensures window uniformity in compliance with the SPG.

Impact on Neighbours

No. 15 Blenheim Close is located to the north east of the application site. The proposed extension will be in line with the front elevation of this property and will extend back to the rear elevation of the main house, falling 2.3m in front of the rear elevation of no. 15. It is noted there are no side elevation windows on no. 15 that would be affected by the proposed development.

The proposed single storey rear extension will extend back the same distance as the existing garage 0.2 metres beyond the rear elevation of no. 15. A ground floor window will be inserted in the side elevation of this rear extension but would not allow for overlooking as there is existing 2.1 metre high wooden fencing along the boundary line with no. 17.

Given its spatial relationship to no. 15, it is not considered the proposed extensions will result in any material impacts upon residential amenity to that neighbouring property.

No. 17 Blenheim Close is located to the south west of the application site. Due to its position on the north east side elevation of the main property, the two storey side extension will not impact on no. 89.

A small first floor bedroom window on the rear elevation will allow for some minor overlooking into the rear garden of no. 15, however, the window is inset and falls 2.3 metres behind the rear elevation of the neighbouring property with no direct overlooking. The degree of overlooking is not considered to be materially detrimental in planning terms to have an adverse impact on the neighbour’s amenity in terms of privacy.

Accordingly, the proposal is compliant with the amenity requirements of Policy BE1 and the SPG.

Highways

The proposal will result in the addition of a bedroom. It is considered there is adequate parking on the curtilage forecourt for at least two vehicles and bearing in mind its urban location with public transport links it is not considered to result in any material highway issues.

Conclusion

The proposal would respect the scale and character of the existing dwelling or street scene and would not

adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy 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 subject to compliance with the conditions attached to this permission, the proposed development by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling and the street scene and would not harm highway safety and would be in accordance with the development plan.

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

Drawing - 188-01- Received on 14/04/2011
Drawing - 188-02 - Received on 14/04/2011
Drawing - 188-03 - Received on 14/04/2011
Drawing - 188-04 Rev A - Received on 02/06/2011
Drawing - 188-05 - Received on 14/04/2011
Site Location Plan - Received on 14/04/2011

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 BE1 of the adopted Hinckley & Bosworth Local Plan.

3 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:- **Kevin Roeton Ext 5919**