DELEGATED REPORT

Recommendation Made: 26 April 2011

Reference:- 11/00227/CONDIT **Parish:- Barlestone Parish Council**

Applicant:- Mr & Mrs P J Jackson
27 Barton Road
Barlestone
Nuneaton
Leicestershire

Location:- 27 Barton Road Barlestone Nuneaton Leicestershire CV13 0ER

Proposal:- VARIATION OF CONDITION NO. 4 OF PLANNING PERMISSION 10/00434/FUL (TO INCLUDE 3 ADDITIONAL VELUX ROOF WINDOWS INSTALLED IN WEST ROOF SLOPE)

Introduction:-

This is an application to vary condition 4, the approved plans for extensions and alterations to this detached dwelling approved under reference 10/00434/FUL for a two storey rear extension and front boundary wall.

The application property comprises a modern two storey dwelling fronting Barton Road. The plot is double width, with the property spanning the majority of the width. There is a two storey projecting gable to the front, incorporating a double garage and three pitched roofed dormers. The property is part rendered part brick and is set back from the road. A sweeping block paved drive and front garden meets a mature hedge along the front boundary. The ground level rises to the east.

The adjacent properties differ in design to that of the proposal. Number 27a, to the west, comprises a bungalow on a relatively large plot which has a single detached garage adjacent to the eastern boundary. This property is set off the boundary by approximately 3m and a dwarf brick wall with fence above denotes the boundary. To the east is a detached two storey traditionally designed property. Properties along this stretch of the road are situated on a uniform building line, which staggers with the road. Front boundary treatments predominantly comprise low brick walls or hedges. The area has a mixed character and comprises properties which differ in design, age and style.

This proposal provides three rooflights in the western roof plane. The application is retrospective and has been submitted in connection with an enforcement investigation. The roof lights are in situ and serve the main bedroom.

History:

10/00434/FUL Extensions and Alterations to dwelling Approved 27.07.10

Consultations:-

No objections received from:

The Head of Community Services (Land Drainage).
Barlestone Parish Council

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Barlestone as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Policy T5 - Highway Safety

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The principle of the development was considered acceptable in the earlier grant of planning permission and as such the main considerations with regard to this application relate to the design and impact upon neighbours amenity by the introduction of three side facing roof lights.

Design

In terms of design, the roof lights are of all the same, modest size and are located within the extension approved last year on the western roof plane. There are other roof lights which were approved within the original scheme. The additional roof lights are considered acceptable and are not highly visible within the streetscene.

Impact upon Neighbours Amenity

The roof lights introduce an element of overlooking to the neighbouring bungalow, No 27A Barton Road, which did not form part of the original scheme. The rooflights overlook the eastern elevation of No 27A which has a side facing bedroom window. However, the cill level of the roof lights is located at a height of 1.8 metres above the floor level, and due to the angle of the lights in relation to the bedroom window, there is not considered to be significant material overlooking.

Conclusion

The principle of this development has already been established in a previous planning permission. Whilst the roof lights introduce an element of overlooking to the neighbours property, it is not considered to be so significant as to warrant refusal.

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. Resultant of the design, scale and location of the proposal there are considered no material impacts on visual, the character of the street scene or on highway safety. The relationship with the neighbours property in terms of overlooking, is considered to be acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

1 This permission shall relate to the variation of Condition 4 of permission 10/00434/FUL dated 27 July 2010 only. All other conditions of the original permission remain, unless subsequent variations have been made.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing 3802/PJJ/13B received on 25 March 2011.

Reasons :-

1 To ensure that all other conditions attached to the original consent still apply

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