Item: **06**

Reference: **09/00144/FUL**

Applicant: **Mr Derrick Waring**

Location: **35 Wykin Lane Stoke Golding Nuneaton CV13 6HN**

Proposal: **ALTERATIONS TO ROOF OF DWELLING**

Introduction:-

This application seeks permission to raise the roof of this detached hipped roof bungalow by 0.73 metres. The alteration is proposed to create a replacement roof for the whole dwelling that will provide a hipped roof covering two areas of flat roofing to the rear of the dwelling.

The proposal seeks to maintain the existing roof's 40 degree pitch and therefore by way of its greater rear projection increase the overall height of the roof from 6.27 metres to 7.00 metres.

Wykin Lane is characterised by a mix of property styles of varying ages, many with large gardens and heavily landscaped frontages. Accordingly, the property is set back some distance from Wykin Lane with a driveway to the southeast boundary. The property is set within a spacious plot with two storey dwellings to either side. Stoneley Road abuts the sites northeast boundary.

History:-

08/00769/FUL	Alterations to Dwelling	Approved	16.09.08



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Consultations:-

No objection has been received from:-

Head of Community Services (Land Drainage)
Head of Community Services (Pollution).

Eight neighbour letters of objection have been received objecting to the application on the following grounds:-

a) loss of view
b) out of character with the surrounding area
c) overbearing Impact
d) overlooking
e) poor design.

At the time of writing no response has been received from:-

Director of Community Services (Ecology)
Parish Council.

Policy:-

The site lies within the settlement boundary for Stoke Golding as defined in the adopted Hinckley and Bosworth local plan.

Policy BE1 considers the design and siting of the development, in terms of the effect on the character of the area, amenities of neighbours and highway safety.

The Councils Supplementary Planning Guidance on House Extensions provides a series of design principles that all extensions to dwellings should achieve.

Appraisal:-

The main issues for consideration in the determination of this application are those of design and the impact on neighbours amenity.

Design

The proposal seeks to replace the property's existing hipped roof with a new hipped roof that will extend further to the rear of the dwelling to replace two sections of flat roof and a smaller hipped roof section. By way of the proposal maintaining the existing 40 degree pitch the overall ridge height increases by 0.73 metres.
Due to the new roof being of a hipped roof design, the character of the existing dwelling is not considered to be unduly altered, in fact the proposal represents a comprehensive re-roof of this dwelling that removes two incongruous flat roof elements that presently detract from this simple styled dwelling.

Impact on Neighbours Amenity

This increase in the ridge height amounts to 0.73 metres, however the extent of the rear projection of this roof to cover the existing flat roof section, means the overall mass of the roof increases. The new section of the roof will extend further rearward by 2.39 metres across the whole width of the property's rear elevation. By way of the property's position within a spacious plot with land to both sides, and the fact that the adjacent properties also have space to the side of the dwellings, and giving consideration to the extent of the roof alterations, the proposal is not considered to constitute an overbearing form of development. Due to the spacious arrangement of the dwellings to either side, it is considered that there is sufficient space between the dwellings to successfully mitigate any perceived overbearing impact.

For similar reasons to those cited, the loss of natural light is not considered to be a material issue in the determination of this application.

Conclusion

The development proposed represents an acceptable alteration to this dwelling that successfully removes a number of incongruous flat roof sections improving the aesthetics of the property to the rear, and will not materially harm to the character of the area or residential amenity.

RECOMMENDATION:- That subject to no further significant additional objections being raised by the end of the consultation period, the Director of Community and Planning Services be granted powers to issue Planning Permission subject to the conditions below:-

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 be to the detriment of the character of the area or residential amenity.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and SPG on House Extensions.

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 proposed roof 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. 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:- James Hicks Ext 5762