DELEGATED REPORT

Recommendation Made: 15 December 2010

Reference:- 10/00830/FUL **Parish:- Hinckley**

Applicant:- Mr C Earley
61 Glebe Road
Hinckley
Leicestershire
LE10 1HF

Location:- 61 Glebe Road Hinckley Leicestershire LE10 1HF

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for extensions and alterations to a semi detached dwelling located on the north western side of Glebe Road. The proposal is for a two storey rear extension, replacing an existing conservatory. The two storey extension has a gable which provides additional floorspace within the converted roof.

The site is located within the settlement boundary of Hinckley. The property is located in an established residential area within a row of similar styled dwellings. The dwelling is a traditional bay fronted dwelling and is rendered with plain roof tiles. The property to the north is attached to the application dwelling.

The ground floor of the proposal will project by 3 metres from the original rear elevation and provide an extended kitchen. The first floor proposed will project by 2 metres from the original rear elevation and will provide an extended bedroom and en suite. The proposal is provided with a rear facing gable which will provide additional floor area within the converted roof space. The existing rooflights will be removed and replaced with two further rooflights on the rear roof plane.

Amended plans have been received which reduce the width of the proposed rear extension which in turn reduces the height of the proposed ridge.

History:

None

Consultations:-

No objections received from The Head of Community Services (Land Drainage)

One letter of objection received on the following grounds:-
(a) no other dwellings in Glebe Road have been extended in this manner
(b) first floor will take light from bedroom window and conservatory
(c) loft already converted without Building Regulations and results in noise within dwelling
(d) concern over potential damage to adjoining out building/neighbours property
(e) potential damage to sewer
(f) Neighbour intends to re-erect conservatory following development
(g) concern over noise disturbing sleep
(h) concern regarding boundary fence
(i) questions why existing conservatory is not shown

One letter commenting:

(a) concern over overshadowing of windows and 45 degree rule

(b) concern with regard to sewer on site
(c) is proposal in line with Council policy
(d) would scaffolding on neighbouring property

Development Plan Policies:-

Hinckley and Bosworth Local Development Framework Core Strategy (2009)

No relevant policy

Hinckley and Bosworth Local Plan 2001

BE1
T5

Supplementary Planning Guidance on House Extensions.

Appraisal:-

The main considerations in respect of this application are the design of the proposed extensions and alterations and their impact on the character and appearance of the street and the amenities of the occupiers of neighbouring properties.

Design and Impact on Character and Appearance of the existing dwelling

Amended have been received during consideration of the application. The amended proposals provide a scheme which reduces the width of the proposed rear extension to ensure that the eaves do not overhang the side of the existing dwelling which in turn reduces the height of the proposed ridge to just short of the main ridge.

The proposed extensions and alterations consists of a two storey extension on the rear elevation of this semi detached dwelling to form a projecting gable. The property has projecting gables features to the front elevation and a side gable design, this proposal will introduce a projecting gable on the rear. The proposal is for a 3 metres projection from the rear elevation of the existing dwelling at ground floor and 2 metres projection at first floor which complies with the guidance contained within the Council's SPG on Householder Extensions.As noted by neighbours, no immediate properties have been extended in this manner. However, it is considered that the proposal is an acceptable design in relation to the character of the dwelling.

The existing rooflights on the rear roof plane are proposed to be removed and two further rooflights are proposed at high level on this rear roof plane. The proposal is considered an acceptable design in terms of its impact on the existing dwelling.

Due to the proximity of the neighbouring dwellings, there will be no significant view of the proposal from Glebe Road. A limited view of the proposal will be available from Welwyn Road but this is at a distance of 36 metres, in terms of streetscene the application is considered acceptable.

Impact on Neighbours

The attached dwelling (63 Glebe Road) is located to the north of the application site. The properties have an outbuilding which projects out from the main rear elevation and straddles the common boundary. The application site currently has a conservatory attached to the south western side of the outbuilding, the adjoining property has a conservatory attached to the north eastern side of the outbuilding. Due to the outbuilding, the neighbours conservatory is located 1.3 metres from the common boundary.

The proposal will project to a similar distance along the common boundary with No 63 as the existing outbuilding and is considered acceptable in terms its effect on the neighbours in terms of projection, the proposal at ground floor will not have any material effect on neighbours amenity as the proposal will be shielded by the neighbours outbuilding. There will be some over shadowing of the rear facing bedroom window located approximately 1 metre from the common boundary and the conservatory roof at the

neighbouring dwelling caused by the first floor proposal for part of the day given the orientation to the southwest of the neighbours dwelling, the neighbour has raised this as a concern, however, due to the projection being limited to 2 metres, the location of the conservatory 1.4 metres from the common boundary and the location of the first floor window, the proposal is considered acceptable and the effect on the neighbours is not considered to be so severe as to warrant refusal on amenity grounds.

The property to the south western side of the site (59 Glebe Road) is a similar size and design to the application dwelling. Given its location to the southwest of the application dwelling, the proposal is unlikely to have significant effect in terms of over shadowing of windows. The window proposed in the existing south western elevation at first floor level is to be provided with obscured glazing and top hung, it will face the existing wall of the neighbouring dwelling and will only have a limited view into the neighbours garden when open. The proposal is therefore considered to be acceptable.

The windows and rooflights proposed in the extensions which face the rear garden will cause no significant additional overlooking to the existing situation and are therefore considered acceptable.

Other Material Considerations

Some of the neighbour concerns have been addressed elsewhere in the report such as no other similar extensions in the immediate area, overshadowing of windows and accordance with policy.

Neighbours have raised issues regarding scaffolding, the potential for building over a shared sewer, Building Regulations for the existing loft conversion, noise levels and damage to adjacent dwellings and fences. These are matters which are properly covered by the Building Regulations and The Party Wall Act. If the integrity of a commonly owned sewer is threatened by the action of a neighbour, the ultimate remedy would be civil action by the neighbour. It is not a material planning consideration in the determination of this application. Noise issues would be dealt with under other legislation.

An issue has been raised that the conservatory may be re-erected following development. If the applicant intends to re-erect the conservatory following development, planning permission would be required.

There is limited parking on site within the front garden area unaffected by this proposal.

Conclusion

The proposals are considered to result in extensions and alterations that respect the scale, character and appearance of the existing dwelling. By virtue of their design and siting, the proposed extensions and alterations are not considered to have either an overbearing impact, or an adverse effect on, the privacy or amenities of the occupiers of neighbouring properties. The application is therefore considered to be in accordance with policies BE1 and T5 of the adopted Local Plan together with the Council's 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 would be in accordance with the development plan. Resultant of the design, layout and scale of the proposal there are considered no material impacts in terms of either visual or residential amenity, or highway safety. Therefore the proposal is considered acceptable.
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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Block plan, existing plan/elevations and floor plan received

20 October 2010. Location plan received 25 October 2010. Front elevation received 4 November 2010. Amended plan received 17 December 2010.

3 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.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 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 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 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Louise Forman Ext 5682