JDW 24/06/08

DELEGATED REPORT

Recommendation Made: 19 June 2008

Reference:- 08/00426/FUL **Parish:-** Sheepy Parish Council

Applicant:- Mr Mark Sheldon
7 Long Row
Sheepy Road
Sibson
Nuneaton

Location:- 7 Long Row Sheepy Road Sibson Nuneaton Leicestershire

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is an early C19 cottage within a terrace of four which present a very attractive front elevation to the highway in the Sibson Conservation Area. They are in mellow red brick with clay tiles forming 'eyebrows' over the first floor front windows. To the rear they are less idyllic with a variety of single and two storey extensions. Both the application dwelling and the other mid-terrace No.6 have 4m deep two storey rear gabled rear extensions with a combined intervening separation of 1.8m. The proposal at No.7 is to increase the two storey width of the rear extension by 1.4m and to add a single storey extension to the full width of the rear of the extended building. The two storey extension would be rear gabled and the single storey would have a lean-to roof.

Consultations:-

No responses have been received from the Parish Council.

not on file.

The attached residents at No.6 have written to confirm that they have no objection to the proposal because conversely it would allow them to undertake a single storey rear extension in the narrow space between the two existing rear extensions.

BW - Although width of the extension is being increased with a reduction in the pitch it will incorporate improved detailing to eaves + gable. Not particularly visible. On balance proposal is acceptable.

Development Plan Policies:-

BE1 & BE7

Appraisal:-

The proposal would involve a small increase in the width of the rear wall and gable of the existing extension. In order to avoid an awkward brick match it is proposed to remove and replace the entire outer leaf of brickwork. In an amended plan the applicants have clarified that the design would incorporate a dentil course to the rear verge - this would match that at the adjacent No.6 and would replace the existing incongruous bargeboard. The roof of this extension would be in clay tiles to match the existing main roof. The lean-to roof of the single storey extension would be too shallow for clay tiles and it is proposed to use plain concrete tiles of as close a match as possible to the clay tiles. Bearing in mind the variety of styles and designs of extensions at the rear of this terrace it is concluded that the size and design of the proposed extension is satisfactory.

In terms of relationship with neighbours the principal concern is that, in the narrow 'tunnel' between the rear extensions, the adjacent No.6 has a side-facing ground floor dining room window, a rear-facing secondary living room window and a rear-facing first floor bathroom window, all of which would be affected in varying degrees by the proposed extension. The residents of the adjacent No.6 have confirmed in writing that they have no objection to the proposal because it would enable them to consider a similar extension. To the other side the adjacent No.8 has a single storey flat roofed rear extension separated on the rear elevation by a 1m wide flat roofed store from the proposed single storey rear extension at No.7. This extension would have a depth of 2.2m and would have no significantly detrimental impact on the adjacent property.

The overall conclusion is that the proposal is satisfactory in terms of both design and relationship with neighbouring dwellings.

RECOMMENDATION :- Permit subject to the following conditions :-

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 This permission relates to the application as revised by amended plan 040802/2/A received by the Local Planning Authority on 06/06/08.

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 To define the permission.

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.

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 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.

5 Approved Plans

Drg.No. 040802/2/A - proposed plans and elevations
Drg.No. 040802/1 - existing plans and elevations
Location plan 1:1250
Site plan 1:500

Contact Officer:- Roger Jacques Ext 5895



