DELEGATED REPORT

Recommendation Made: 28 April 2008

Reference:- 08/00307/FUL **Parish:-** Hinckley

Applicant:- Mr M & Mrs A Foster
145 Ashby Road
Hinckley
Leicestershire
LE10 1SH

Location:- 145 Ashby Road Hinckley Leicestershire LE10 1SH

Proposal:- PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Detached hipped roof dwelling standing someway back from the highway. Property is of red brick elevations and clay tile roof and incorporates a small integral garage. Car parking provision on the site frontage provides parking for at least 3 cars.

Application proposes the erection of linked garage to the front elevation and single and two storey extensions to the rear to provide revised lounge and kitchen layout to the ground floor and a master bedroom to the first floor. To the first floor of the rear extension a Juliette style balcony (a balcony that does not project away from the elevation to which it is attached) is proposed. The proposal will create a four bedroom property.

Planning history

07/00018/Ful	Extension and Alterations to Dwelling	Approved	05/03/07

Consultations:-

None

Development Plan Policies:-

07/00018/FUL	Extensions & Alterations	Approved	05/03/07

This permission proposes a two-storey extension to the side and a single storey extension to the rear.

Appraisal:-

The key issues for consideration are:

Impact on the street scene.
The design of the proposal in relation to the existing dwelling.
Impact on neighbour's amenities.
Parking provision.

Impact on the street scene

The application property currently stands someway back behind the front elevation of no.147 and therefore the proposed garage extension to the frontage is generally acceptable in design terms. The forward most elevation of the proposed garage will stand inline with bay window of no.147 and will not therefore appear dominant within the street scene.

The design of the proposal in relation to the existing dwelling

The two-storey extension to the rear of the dwelling is significant in its scale and mass and will result in a significant increase in the footprint and floor space within the dwelling. As the proposal is to the rear, there is no visual impact on the overall design of the property from the Ashby Road. The mass of the extension will be evident from neighbouring dwellings rear gardens, however due to the physical relationship of the adjacent dwellings it is not considered to be over dominant to the existing dwelling.

The impact on neighbours amenities.

The two-storey extension to the rear will extend 6.5 metres from the existing rear elevation and will be 3 metres beyond the rear elevation of no.143, which is located to the south. No.143 does have a number of outbuildings adjacent to the shared boundary, which by way of their position provide screening of the most private area of the neighbour's garden.

Whilst the two-storey extension will extend beyond the rear elevation of the neighbouring dwelling, because of its position to the north, and the position of the neighbours outbuildings, it is not considered that it will result in a loss of daylight or sunlight to no.143, nor will it result in an overbearing form of development.

A large area of glazing and a Juliette style balcony serving a bedroom is proposed to the first floor of the rear extension. Whilst this glazing will allow for additional overlooking of neighbouring gardens, these views will not be of a private patio area or of a secluded area of garden and through the use of a Juliette style balcony there will be no opportunity for any occupier to use the balcony functionally to the detriment of the neighbour's privacy. On balance, and given the lack of any objection from the neighbour in terms of a loss of privacy, the proposal is considered acceptable.

The single storey extension to the rear of the property is appropriately designed and has no impact of residential amenity.

Parking provision

The application sites currently provides at least three off road parking spaces within the curtilage and following the construction of the extensions and garage three spaces will still be available, on of which will be within the proposed garage. As the proposal results in the creation of a four bedroom dwelling three of road parking spaces is considered sufficient and inline with local and national guidance.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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.

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 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:- James Hicks Ext 5762

Application Number: 08/000307/FUL

Officer Report:

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Planning history

None

Representations:

None

Policies:

BE1 Design & Siting of Development
SPG House Extensions

Conclusions:

The application property currently stands someway back behind the front elevation of no.147 and therefore the proposed garage to the frontage is generally acceptable in design terms. The forward most elevation of the proposed garage will stand inline with bay window of no.127 and will not therefore appear dominant within the street scene.

The single storey extension to the rear of the property is appropriately designed and has no impact of residential amenity.

The two-storey extension to the rear will extend 6.5metres from the existing rear elevation and will be 3metres beyond the rear elevation of no.143, which is located to the south. No.143 does have a number of outbuildings adjacent to the shared boundary, which by way of their position provide screening of the most private area of the neighbour's garden.

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A large area of glazing and a Juliette style balcony serving a bedroom is proposed to the first floor of the rear extension. Whilst this glazing will allow for additional overlooking of neighbouring gardens, these views will not be of a private patio area or of a secluded area of garden and through the use of a Juliette style balcony there will be no opportunity for any occupier to use the balcony functionally to the detriment

of the neighbour's privacy. On balance, and given the lack of any objection from the neighbour in terms of a loss of privacy, the proposal is considered acceptable.

Conditions:-

C1 Time
C15 Materials

Reasons:-

R1 Time reason
R10 Materials reason