DELEGATED REPORT

Recommendation Made: 20 May 2008

Reference:- 08/00310/FUL **Parish:- Hinckley**

Applicant:- Mr And Mrs J Bettington
2 Wendover Drive
Hinckley
Leicestershire
LE10 1UQ

Location:- 2 Wendover Drive Hinckley Leicestershire LE10 1UQ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to erect a conservatory to the rear and a first floor forward projecting extension to the side of 2 Wendover Drive, Hinckley. The property is a large detached dwelling situated within a cul-de-sac of similar sized properties. The cul-de-sac has an open aspect, with differing styles of dwellings.

Planning history

91/00887/FUL - This was a similar scheme than the one currently proposed, which was approved but never implemented.

Consultations:-

No objections subject to conditions have been received from:

Head of Community Services (Pollution)
Director of Community Services (Ecology)
Director of Highways, Transportation and Waste Management (Highways)

The occupiers of the neighbouring property, number 1 Wendover Drive have written to support the application, as they believe it will enhance the area.

Development Plan Policies:-

Policies BE1 and T5 of the Hinckley & Bosworth Borough Council Local Plan
House Extensions Supplementary Planning Guidance.

Appraisal:-

The design of the conservatory is considered to be satisfactory. The use of matching materials will ensure it remains in keeping with the existing dwelling. The conservatory will have a lean to and hipped roof and although it does not match the roof design of the existing property, it is considered to be acceptable as it is on the rear of the property and will not be visible from the street. The conservatory will be stepped in 6.5 metres from the western boundary, 4 metres away from the eastern boundary and 7.5 metres away from the southern boundary. Due to its location, it is not considered that the conservatory will have a detrimental impact on the occupiers of the neighbouring properties.

The main issue with this application is the first floor forward projecting gable extension to the front of the property. The House Extensions Supplementary Planning Guidance states that side extensions should be stepped back from the existing front elevation of the property to reduce the terracing effect and to ensure the extension is subordinate in size to the existing dwelling. Although, this scheme does not meet with this guidance, other properties on the cul-de-sac and adjacent road have had forward projecting extensions in the past. Both numbers 37 and 38 Wendover Drive, which are situated in a

prominent position on the entrance to the cul-de-sac, have had large two-storey front extensions to form double garages and additional bedrooms. The neighbouring property, number 1 Wendover Drive also has a front projecting gable, forming a double garage. Although an original design feature of this property, it shows that forward projecting gables are a feature of the area. There is also a similar designed property on the adjacent street, 3 Kingston Drive, which had a similar scheme to the one currently proposed approved in 2003. It is considered that all of these previous developments have set a precedent for forward projecting gable extensions in the area and for this reason; it is considered that it would be difficult to refuse this application on the grounds that it doesn't meet the design guidance.

It is also considered that this proposal will make a positive addition to the differing design styles of the properties in the area. The design of the proposal contains some of the design features of the surrounding area. The property sits on an open part of the cul-de-sac, with a 5 metre gap between numbers 1 and 2 and an 11 metre gap between the property and number 4 Wendover Drive, which is the nearest neighbouring property to the west. Due to its position on the cul-de-sac, and the general layout of the cul-de-sac, where the properties have differing building lines, it is not considered that the proposal will cause a terracing effect. As a result of the 5-metre gap between the property and the nearest neighbouring property, number 1 Wendover Drive and also due to the scheme not having any windows in the eastern elevation, it is considered that the proposal will not have a detrimental impact on the neighbouring property. The occupier of this property has also written in to support the application.

As this proposal will create an additional 4th bedroom at the property and following comments received from the highways authority, it is felt necessary to impose a condition requiring the garage to remain for the use of parking a car.

Overall, although the proposal does not strictly confirm to the design guidance, previous developments have set a precedent for this type of development in the area, meaning it would be difficult to refuse this application. The design of the proposal is generally in keeping with the features of the area and it is recommended that planning permission be granted, subject to conditions.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 & T5 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.

3 The use of the garage(s) shall remain at all times for the purpose of parking a motor vehicle and shall not be converted to additional living accommodation, unless otherwise 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.

3 To ensure that adequate off-street parking facilities are available to accord with policy T5 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 It will be necessary to apply to the Leicestershire County Council Divisional Engineers Office Coventry Road Croft Leics LE9 6GP (Tel No 01455 283341) for permission to construct a vehicular crossing. The vehicular crossing over the footway and/or verge in the highway shall be constructed to the Highway Authority's standard requirements and specifications.

Contact Officer:- Louise Winson Ext 5898