DELEGATED REPORT

Recommendation Made: 21 April 2009

Reference:- 09/00157/FUL **Parish:-**

Applicant:- Mrs Dawn Watts
33 Springfield Road
Hinckley
Leicestershire
LE10 1AN

Location:- 33 Springfield Road Hinckley Leicestershire LE10 1AN

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application at 33 Springfield Road for a single storey rear extension to replace the existing conservatory. This application also includes the formation of a new brick garage to replace the existing wooden structure which involves the rebuild of the property's rear and side walls.

The proposed garage will be of brick construction and will replace the existing mono pitched wooden garage. The garage will stand at 4.5 metres long, 0.6 metres shorter than existing but will be the same width as the existing structure standing at 4 metres in height. The new garage will have a hipped roof which spans the length of the single storey side extension, wrapping around over the rear rebuild.
As part of this rebuild an existing side wall abutting the eastern site boundary will be demolished, to be replaced with a wall standing 0.95 metres from the site boundary. The rear wall of the property will be also be demolished and rebuilt 0.9 metres from the sites western boundary, spanning up to the proposed rear extension.

The proposed single storey rear extension will replace the existing conservatory but will extend past the conservatory's rear building line by an additional 0.5 metres but will maintain the same width. The proposed extension will form a projecting rear gable and will contain a window on the rear elevation and double doors on the eastern elevation.

The application property is a two storey semi-detached, 1920-1930's dwelling surrounded by other residential properties. 31 Springfield Road shares the application properties western wall and has a rear conservatory forming the same rear building as the applicants existing conservatory. 35 Springfield Road stands to the east and is a detached property located 3 metres from the applicants' boundary. The rear garden of 50 Priesthills Road stands to the north and 28 Springfield Road stands to the south.

History

None applicable

Consultations:-

No objections have been received from:-
- The Borough Council Environmental Health Officers
- County Council Highways Officer

No response has been received from:-
- Neighbours

Development Plan Policies:-

Hinckley and Bosworth Local Plan
- BE1 (Design and Siting of Development)
- T5 Highway Design and Vehicle Parking Standards

House Extensions SPG

Appraisal:-

The central concerns to address in this application are the impact of the development of the street scene and character of the area and impact on neighbouring properties.

The erection of the replacement garage, although smaller in width than existing will have no openings on the elevation closest to the neighbouring property. The wall to be rebuilt on this eastern elevation will stand 0.9 metres further from the site boundary than existing and also has no openings and overall there will be no additional impact on the amenity of adjacent property 35 Springfield Road.

The proposed rear extension will extend 0.5 metres past the application properties existing rear building line and that of adjacent property 31 Springfield Road. Although the newly formed roof over the extension will stand higher than the existing mono-pitched roof of the existing conservatory the rear of these properties is north facing. The proposed extension will not have any opening on its western elevation which combined with the orientation of these properties and the small additional projection is unlikely to adversely impact on the amenity of 31 Springfield Road.

The existing garage is of wooden construction and its brick replacement with a hipped roof to match the roof of the property would an improvement to the overall appearance of the property and street scene.
The rebuild of the side wall 0.9 metres from the site boundary will provide access to the rear garden through the garage which is an improvement to the existing arrangement.
The rear extension will form a projecting gable which is not a characteristic of this 1920s-1930s dwelling but there are examples of this feature on other properties on Springfield Road. This element of the proposal is also to the rear of the property and will not be visible from the street.
The additional floor area created by the scheme is slightly larger than existing but the proposal is single storey on a property located in a good sized plot and the scale and mass of the scheme is in proportion with the dwelling.

The erection of the new garage will create a distance of 5 metres between the garage doors and the highway boundary which is not a sufficient length to ensure a car can stand clear of the highway when garage doors are being opened. To ensure highway safety, a condition will be placed on the application requiring the installation of non-gain garage doors only.
In addition the dimensions of the garage do not qualify as a valid parking space and on-street parking is a particular problem on Springfield Road. The proposed scheme is replacing an existing garage and no additional bedrooms are proposed and additional pressure of parking is unlikely. However the front garden of the property is paved and there appears to be adequate space for the provision of two car parking spaces and as such the scheme complies with the requirements in Local Plan Policy T5.

Overall this scheme would represent an improvement on the properties overall appearance and provide external access to the rear garden with an impact on neighbouring properties unlikely. The proposal is acceptable in terms of impact on the street scene and character of the area and neighbours amenity with a condition requiring materials to match the existing dwelling.

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 and would not harm the character or appearance of the area, street scene or neighbouring properties.

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 and 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 Any garage door installed in connection with the hereby approved scheme shall be of a non-gain design.

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 enable a vehicle to be parked clear of the highway in the interests of safety and to accord with Local Plan Policy T5

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. 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 List of plans used in the determination of this application:-
Drawing number- 4165

Contact Officer:- David Kiernan Ext 5898