DELEGATED REPORT

Recommendation Made: 14 November 2011

Reference:- 11/00790/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr Gareth Tansey
53 Roseway
Stoke Golding
Nuneaton
Leicestershire

Location:- 53 Roseway Stoke Golding Nuneaton Leicestershire CV13 6HG

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for the erection of a part roof over the existing garage, a first floor extension to the side of the property (above garage) and a single storey extension to the rear of this detached property.

The dwelling is constructed from red facing brick with plain clay roof tiles. The front elevation includes a section of render painted in the colour white.

Planning History:

76/01514/4M – Extension over existing garage – Approved on 23/11/1976

Consultations:-

Site notice displayed on 25/10/2011 and neighbours notified.

No objections have been received from:

Stoke Golding Parish Council
The Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Stoke Golding as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling, street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Stoke Golding, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all

other planning matters being appropriately addressed.

Impact on Dwelling and Streetscene

The proposal includes a gabled roof over the existing flat roof garage abutting the common boundary line with the neighbouring property (no. 55). The proposed gable roof over the existing side garage projects 1.5 metres forward of the front elevation which will also extend over the existing porch. The proposed gabled roof over the existing flat roof garage and porch is considered to be satisfactory in design.

The first floor extension has a gabled roof design that reflects the roof form on the main house. It falls short of the common boundary line with no. 55 by approximately 0.3 metres. It is set back 1.2 metres from the front elevation wall and the ridge line on the first floor extension is 0.2 metres lower than the main ridge. It should also be noted that the first floor side extension will be 2.7 metres in width, which is less than half the width across the main house in compliance with the SPG. On this basis, the design and scale of the proposed side extension is considered to be subservient to the main house.

Given the staggered building line between the two adjacent neighbouring properties and the set back of the first floor extension, it will not result in a terracing effect. Since the proposal is in keeping with the character of the main house it is not considered to have a detrimental impact on the street scene.

The proposed extension to the rear of the property is of a simplistic design with a mono-pitched roof. It will project 3.3 metres from the rear elevation wall and extends the full width across. Given its position at the rear of the property and its scale that respects the character of the existing dwelling, this element of the proposal will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Neighbours Amenities

No. 55 is located to the east of the application dwelling and is a detached dwelling house. No. 55 is set back 3.3 metres from both the front and rear elevations of the applicants dwelling.

The proposed first floor side extension projects approximately 2.2 meters forward from the front elevation of no. 55. Bearing in mind the suns orientation and the development is due west of the application dwelling; a small shadow will be cast during the afternoon over the rear garden of no.55. Given there will be a 0.3 metre gap to the common boundary line and the nearest bedroom window on no. 55 is in-set 1 metre on the main house, it is considered that the proposed development will not result in a significant loss of light or shadow to have a detrimental impact on the amenities currently enjoyed by the occupiers of no. 55.

Given the nearest section to the proposed mono-pitched roof over the existing garage at no. 55 is a garage no adverse impact on residential amenities will arise.

The rear elevation of the proposed side extension will be in line with the window frame of the first floor side elevation window serving the side extension bedroom at no. 55. It has been noted that there is a first floor rear elevation window serving the same room that would be unaffected by the proposed development. Bearing in mind the first floor extension will be off-set from the common boundary and the proposed side extension will not impinge upon the side elevation window, it has been duly considered that no adverse impact on residential amenities will arise.

With regards to the rear extension, the proposal is off-set from the boundary and will finish in line with the rear elevation of no. 55 facing a brick wall; therefore no adverse impact on residential amenities will arise.

No. 51 is a semi-detached dwelling house that is set forward of the applicants dwelling and has a single storey rear extension that finishes in line with the rear elevation of the applicants property. Given the rear extension is off-set from the common boundary line by 0.8 metres; no adverse impact on residential amenities will arise.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not have a detrimental impact on the street scene. It would not adversely affect the amenities of the occupiers of neighbouring

properties. The application is considered to be in accordance with Policy BE1 of the Local Plan and the Council 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 by virtue of the scale, mass and design of the proposed extensions would not detrimentally impact on the character and appearance of the main dwelling, street scene or the amenities of neighbouring residents and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Drawing - 3090-01 Revision A - Received on 17/10/2011
Site Location Plan - Received on 12/10/2011

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

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:- **Kevin Roeton Ext 5919**