DELEGATED REPORT

Recommendation Made: 28 October 2011

Reference:- 11/00647/FUL **Parish:-**

Applicant:- Miss C Dewis
2 John Nicholas Street
Hinckley
Leicestershire
LE10 0LD

Location:- 2 And 4 John Nichols Street Hinckley Leicestershire LE10 0LD

Proposal:- EXTENSION AND ALTERATIONS TO DWELLINGS

Introduction:-

This application seeks full planning permission for the erection of a single storey extension combined as one to the rear of no. 2 and no. 4 John Nicholas Street.

Both properties are the same in design forming a semi-detached pair constructed from red brick with plain grey clay tiles.

Planning History:

None

Consultations:-

Neighbours notified but no representations received.

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Hinckley 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 extensions 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 Hinckley, 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 Existing Dwellings and Street Scene

The proposal is for two combined single storey extensions that have the same footprint and dimensions as each other. The single storey element at no. 2 and no. 4 will both indivdually be as follows, 3.6 metres in

length x 5.1 metres in width x 2.5 metres to the eaves. The single storey elements will be linked along the common boundary. The extension on both sides (no. 2 and no. 4) will be designed with a mono-pitched roof and this will respect the roof pitch on this semi detached pair. The combined single extension will be constructed from facing brick and concrete tiles to match the materials used on the two adjoining semi-detached properties.

It is noted the only difference between the proposed extension on the side of no. 2 and no. 4 are the fenestration details where the size, placement and number of windows and roof lights differ. Nevertheless, the design and proportions of the windows match those on the main house and are considered to be acceptable.

Given the combined extension is positioned at the rear of the properties and is small in scale that reflects the character of the semi-detached pair of properties, the single storey extension will not have any adverse impact on the street scene or the character of existing dwellings and is therefore acceptable in design terms.

Neighbours Amenities

The proposal will be constructed as one, projecting 3.6 meters from the furthest point of the existing rear elevations of no. 2 and no. 4 to adjoin along the common boundary, therefore no amenity issues will arise between the two adjoining semi-detached properties (no. 2 and no. 4).

Given the proposed extension at no. 4 will be off-set 1.2 metres from the boundary with the semi detached property at dwelling no. 6 John Nichols Street, no adverse impact on the residential amenities enjoyed by the occupiers of that property will arise. It is noted there is no existing boundary treatment between the two properties. No windows will be inserted into the side (north west) elevation of the extension that would allow for overlooking into the patio area of no. 6.

In relation to the proposed extension at no. 2, the proposal will be off-set 2.5 metres from the boundary with the neighbouring property to the south east (no. 105 Westfield Road). There is a conifer hedge 2.5 meters in height followed by wooden fencing 1.8 metres in height along the boundary. A shed is currently sited in-between and a detached garage on the neighbours side. Two windows will be inserted into the side (south east) elevation. Due to the existing boundary treatment and buildings there will be no overlooking into the curtilage of no. 105. Given the off-set and existing boundary treatment no adverse impact on residential amenities will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 0.6 metres by projecting 3.6 metres from the rear elevation of no. 2 and no. 4, given the design of the extension, off-set from the boundary and the height of the existing boundary treatment, it is not expected that this development will have an impact on the amenities of the occupiers of neighbouring properties.

Conclusion

The combined single storey extension at dwellings no. 2 and no. 4 John Nichols Street are both considered to respect the scale and character of the existing dwellings and 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 Adopted 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 extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene 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 - 1940-02D - Received on 26/09/2011

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