**DELEGATED REPORT**

**Recommendation Made: 4 October 2011**

**Reference:- 11/00698/FUL** **Parish:- Stoke Golding Parish Council**

**Applicant:- Mr Terry Stokes**
**99 Hinckley Road**
**Stoke Golding**
**Nuneaton**
**Leicestershire**

**Location:- 99 Hinckley Road Stoke Golding Nuneaton Leicestershire CV13 6ED**

**Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.**

**Introduction:-**

This application seeks full planning permission for the enlargement of an existing flat roof rear dormer.

The dwelling comprises an extended pitched roofed bungalow. There are two pitched roofed dormers and a projecting gable to the front of the property and triple window flat roofed dormer, a conservatory and a kitchen extension to the rear. The dwelling is of brick and tile construction.

The property occupies a substantial, long, relatively narrow plot and is situated well back from the road.

The agent has been informed that the Council are not normally supportive of flat roofed dormers, due to their appearance, however the agent has stated that if the dormer face is moved onto the wall plate, it will provide more space in the bedrooms.

Relevant Planning History: -

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| 07/00601/FUL | Erection of Conservatory | Approved | 17.07.07 |
| 04/00935/FUL | Extensions and Alterations To dwelling | Approved | 28.09.04 |
| 01/00192/FUL | Alterations to roof including Dormer window | Approved | 23.04.01 |

**Consultations:-**

No objections have been received from: -
Head of Community Services (Land Drainage)

No comments have been received from: -
Stoke Golding Parish Council
Stoke Golding Heritage Group
Neighbours

**Development Plan Policies:-**

Adopted Core Strategy

Policy 7 - Key Rural Centres

Policy 11 – Key Rural Centres Stand Alone

Policy 24 – Sustainable Development

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 design of the proposal on the character and appearance of the existing dwelling 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.

Design and Impact on Existing Dwelling

Applications for flat roofed dormer windows would not generally be considered favourably due to their poor design and consequential impacts on the character and appearance of the host dwelling. However, in this case as there is an existing flat roof dormer, which spans the majority of the width of the property; it has to be considered as to whether the proposal results in additional harm in terms of its impacts on the character of the dwelling, which would warrant refusal of the application.

The proposed dormer is situated on the rear roof plane. The property has a long rear garden which adjoins the gardens of surrounding dwellings to each elevation. There is mature landscaping along the garden boundary. Adjacent to the dwelling, on either side are residential properties. To the east is a bungalow of similar design, situated on the common boundary, which also has a rear dormer. To the south west is a hipped roofed bungalow, set off the common boundary.

The application proposes to enlarge the existing flat roofed dormer via an extension of its projection in line with the rear elevation of the property. The scale of the dormer will be extensive, in that it will span the majority of the width of the property and it will dominate the rear elevation. However, it will be set down approximately 1m from the ridge of the property and by virtue of the existing extensions to the property and the fact that it is situated to the rear of the property, its impacts on the design and appearance of the dwelling are only marginally worse than the existing arrangement. Accordingly, the impact is not considered material and would not sustain refusal of the application. The dormer will not be visible from any public vantage point; although the adjacent dwellings will have views of it, as it will be adjacent to their side elevations, and separated, and partially screened by existing outbuildings and extensions, it will not be visually prominent from the rear gardens of these properties. Surrounding properties to the rear of the site will also have views of the proposal, however due to the landscaping bounding the site, and the fact the application property is a bungalow, these will be limited. On this basis, the proposal is not considered visually harmful.

In terms of impacts on the residential amenity of adjacent properties, although the proposal will project further than the existing dormer at first floor level, and may result in some additional overshadowing of the adjacent plots, this will only be over the walkway to the side of the property to the south west, and will be over the extension to the rear of the property to the east. Accordingly this overshadowing is not considered to result in material harm, and would not warrant refusal of the application. In terms of overlooking of adjacent properties, as the existing dormer serves first floor bedrooms, and the application does not propose to change this, there will be no further impacts in this respect. Thus, based on the above there are considered no material impacts in terms of residential amenity.

Conclusion

Although dormers of this design would not normally be considered favourably, in this case, as there is an existing flat roof dormer, and given its position and screening, it will not be visually prominent and will have no further detrimental impacts on the residential amenity of the adjacent properties in terms of overshadowing or privacy. On balance the scale of additional harm resultant of this proposal is not considered material, and would not warrant refusal of the application.

**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 its siting and screening would not detrimentally impact on the amenities of neighbouring residents, on the character and appearance of the dwelling, or on the visual amenity of the area. The development is therefore considered acceptable 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 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposal shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Nos:- 27/06/11-O 1 rev A, 27/06/11-O2 rev C received by the Local Planning Authority on the 25/08/11

**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).

**Contact Officer:- Eleanor Shaw Ext 5680**