DELEGATED REPORT

Recommendation Made: 2 August 2011

Reference:- 11/00515/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Christopher Nichols
109 Sketchley Road
Burbage
Hinckley
Leicestershire

Location:- 109 Sketchley Road Burbage Hinckley Leicestershire LE10 2DX

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for extensions and alterations to this detached dwelling. The proposal involves the erection of a mock pitched roof over the existing garage, a two part rear extension (dining/ and sun room) and open porch to the front of the property.

The dwelling is constructed from brown facing brick and red plain clay tiles.

Planning History:

None

Consultations:-

Burbage Parish Council objects to this application on the following grounds:-

a) The extensions length of 5 metres is far too long
b) Overbearing effect on nearby properties

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Burbage 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)
Burbage Village Design Statement

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 Burbage, 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 Dwelling and Street Scene

The proposed extension to the garage includes the erection of a mock pitched roof that has the same roof pitch as the main house with tiles to match existing. The simple design and small scale of the proposed mock roof to the front of the garage will improve the character of the existing dwelling and would not have an adverse impact on the street scene.

The proposed porch is oak framed with two pillars supporting a tiled pitched roof. The ridge height is 3.5 metres in height and the floor space, 4.6 square metres in total area. By virtue of its design and scale, the proposed porch will not have an adverse impact on the street scene or the character of the existing dwelling.

The development proposes the demolition of the existing conservatory located to the rear of the garage and replacing it with a flat roof extension that differs by way of its rearward projection, height and materials used. The proposed material of smooth rendered finished walls which will provide a positive contrast with the existing brown facing brick.

Although the grass sedum roof-Axter Hydrolsoil on the roof section over the proposed sun room is not conventional, the green roof concept is supported in the Sustainable Design SPD as enhancing the natural appearance of development. The ply membrane over the dining room section of the extension is considered to be more conventional for a flat roof and is in keeping with the main property. Given the fact that the two part flat roofs are behind the mock pitch, the materials are considered to be acceptable and no condition required to control there maintenance.

By virtue of its siting at the rear of the site, the proposed two part rear extension is acceptable in terms of the design requirements of Policy BE1. The design of the proposed extension is considered to complement the original dwelling and therefore meet the design principles set out in the Burbage Village Design Statement.

Neighbours Amenities

No. 111 is to the west of the applicant's site and is a semi-detached dwelling. This dwelling has a single storey rear extension finishing in line with the existing conservatory at no. 109. An adjoining utility room extension is nearest to no. 109.

The proposal includes the render and re-roof of the existing garage located along the side boundary to No. 109.,The height difference of the flat roof section of the newly proposed garage will be minimally lower than the existing lean to garage therefore no adverse amenity issues will arise at this section of the proposal.

The proposal involves the demolition of the existing conservatory and erection of a single storey side/rear extension which projects 9.6m (max) from the rear wall of the garage. This consists of the first 4.9 metres measuring approximately 3.5 metres in height which is 0.5 metres lower in height than the existing conservatory brick wall. The remaining projection steps down in height to 2.8m in height and includes a green roof. The proposed rear extension projects a further 5.5 meters than the existing conservatory.

Given the suns orientation there will be a shadow cast towards no. 111 in the morning. Nevertheless, there is a one metre off-set to the neighbours utility with windows on the front and rear elevations. Given the further inset to the obscure glazed bathroom window on the rear elevation of the projecting single storey element at no. 111, it is not considered that the proposal will result in a material loss of light or overshadowing.

A representation has been received from Burbage Parish Council objecting on the grounds that an extension projecting 5 metres further in length is far too long and will have an overbearing effect on nearby properties. It should be noted the sun room (green roof) section of the rear extension is stepped down in height to 2.8 metres which is only 0.3 metres higher than the existing 2.5 metre high hedge that currently sits along this section of the boundary.

Whilst the proposal introduces further development along the common boundary to No. 11, given that the closest windows serving that property serve non habitable rooms (utility and bathroom), and given the height and design of the proposal, it is considered that the development would not result in significant harm to the amenities of the occupiers of that property to warrant a refusal of planning permission on those grounds.

Since the side elevation of the extension will be 6.5 metres to the boundary fencing and hedge with no. 107, no adverse impact on residential amenities will arise.

Although the proposed rear extension exceeds the guidance contained in the SPG by 6 metres by projecting 9.6m (max) from the rear elevation of the main dwelling, given its design, height differences and its position in relation to no. 111 in terms of off-set from the neighbours rear extension and adjoining utility, it is not expected the proposal will have an adverse impact on the amenities of the occupiers of neighbouring properties.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the character and appearance of the existing dwelling, street scene or the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan, 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 amenities of neighbouring residents or the character and appearance of the existing dwelling and 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 in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise 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 - 0517 AL (P) 01 - Received on 24/06/2011
Drawing - 0517 AL (P) 02 - Received on 24/06/2011
Drawing - 0517 AL (P) 03 - Received on 24/06/2011
Drawing - 0517 AL (P) 04 - Received on 24/06/2011

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