DELEGATED REPORT

Reference:- 11/00799/FUL **Parish:- Barwell Parish Council**

Applicant:- Mr Dave Ashforth
60 Waterfall Way
Barwell
Leicester
Leicestershire

Location:- 60 Waterfall Way Barwell Leicester Leicestershire LE9 8EH

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

Planning permission is sought for a two storey side and rear extension to 60 Waterfall Way in Barwell.

60 Waterfall Way is a semi-detached two storey dwelling located at the end of a cul-de-sac within the settlement boundary of Barwell. The property has a garage to the side with is adjoined to the garage of the neighbouring property no 58 Waterfall Way. The application property is a brick built dwelling with tile details to the front elevations.

It is proposed to erect a two storey extension that would wrap around the southern corner of the dwelling. The ground floor element of the proposal would extend to the garage linking it with the main dwelling. The front elevation of the extension would be set 4.1m back from the front elevation and would extend to the 2.7m along the rear elevation of the dwelling. The extension would have a pitched roof with the ridge running in the same direction as the main roof. The ridge of the extension would be 1m lower than that of the main property.

Relevant Planning History
None relevant

Consultations:-

No objection has been received from
Head of Community Services (Land Drainage)
Parish Council

Development Plan Policies:-

Local Development Framework-
Core Strategy- None relevant

Hinckley and Bosworth Local Plan

Policy BE1- Design and siting of development.
Policy T5- Highway design and vehicle parking standards

Appraisal:-

The main issues for consideration are the impact of the proposal on the amenities of neighbouring residents and the design and appearance of the proposal.

Principle
The application site is located within the settlement boundary of Barwell where there is a presumption in favour of development. The principle of the extension is therefore considered acceptable subject to compliance with other relevant planning policies.

Amenities

The property is located at the end of a turning head and angled to reflect this. The extension is located away from the adjoining neighbouring and therefore will not have any effect on this property. Due to the angle and separation distance between the application property and no 58 it is not considered that the proposal would detrimentally affect the occupiers of this dwelling. To the rear the extension would be sited 10 metres from the side elevation of No 1 Waters End. This property has two windows in the side elevation, one at ground floor a secondary window to a kitchen and the first floor a landing window. There is a garage and 1.8m fencing between the application site and this property. It is therefore not considered that the proposal would result in any detrimental impact on the occupiers of No 1 Waters End.

The proposal would be located 10 metres from the side elevation of 1 Waters End. However the proposal is sited at an angle to the side elevation of 1 Waters End and therefore in this instance the separation distance is considered acceptable to not result in any material detriment.

Design and Appearance
The proposal from the front has a subservient appearance as it is set back and down in accordance with the SPG requirement. The extension is also less than half the width of the main property excluding the attached garage. From the side elevation the pitch of the roof and design match the main property. The proposal extends across the rear elevation which from the rear elevation the proposal has a bulkier appearance. The rear elevation would be visible from Waters End but would not be seen within the context of the existing rear elevation and will not therefore have any adverse impact on the character of the streetscene. The proposal is therefore considered acceptable.

Conclusion
It is considered that the proposal would not detrimentally affect the amenities of neighbouring residents nor would the proposal be considered to detrimentally affect the streetscene. The design and appearance is considered to be acceptable.

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. By virtue of the design and mass of the proposed extension it is not considered that the two storey extension would detrimentally affect the character or appearance of the streetscene, nor the amenities of neighbouring residents.
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 numbers 001, 002, 003, 004, 005, 006, 007, and 008 received 03.10.11

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:- Sarah Fryer Ext 5682