DELEGATED REPORT

Recommendation Made: 28 July 2011

Reference:- 11/00457/FUL **Parish:- Hinckley**

Applicant:- Mr C Bunyan
15 Red Hall Drive
Barwell
Leicestershire

Location:- 15 Red Hall Drive Barwell Leicestershire LE9 8BX

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for a single storey front and side extension to provide a double garage new entrance hall and extended kitchen at 15 Red Hall Drive, Barwell. The proposal includes the demolition of an enclosed glazed porch, conversion of the existing integral garage to an entrance hall and an extension to the private drive. This two storey gable fronted detached dwelling is located within a residential estate of contemporary properties on a large prominent corner plot and is accessed off Red Hall Drive. It is constructed of red multi facing bricks and red/brown concrete interlocking roof tiles and white uPVC windows.

Relevant Planning History:-

79/00702/4 Erection of Porch Approved 19.06.1979

Consultations:-

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

No written response has been received at the time of writing this report from:-

Barwell Parish Council
Ward Members
Neighbours

Development Plan Policies:-

Adopted Core Strategy

Policy 24: Sustainable Design and Technology

Adopted Local Plan

The site lies within the settlement boundary of Barwell 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 design of the proposed extensions and alterations and their impact on: the character and appearance of the existing dwelling, the street scene and the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Barwell 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 and Street Scene

The proposed side extension has a dual pitch roof design and extends approximately 6.2 metres from the side elevation. Whilst this is a significant side extension, its subordinate design and the corner plot location is such that a set back is not necessary in this case. Whilst it exceeds half the width of the existing dwelling contrary to the Council's SPG, in this case, the proposal is considered to be acceptable as the extension remains subordinate to the existing dwelling, there is no potential terracing as the dwelling occupies a large corner plot and the extension is considered to respect the scale and character of the dwelling and its large curtilage. The side elevation of the garage will still be over 3.5 metres from the side boundary which is defined by a 2 metres high close boarded timber fence. The front extension replaces an existing enclosed porch with a similar mono-pitch canopy roof and is considered to improve the appearance of the dwelling. The conversion and loss of parking in the integral garage is more than compensated by the provision of a double garage and extended driveway. The side extension will also continue a stepped arrangement in the frontage along Greenhill Drive. There is an existing flat roofed double garage side extension on 2 Greenhill Drive opposite the application site.

Given that the dwelling is set well back from the highway on a large corner plot enclosed by 2 metres high perimeter timber fencing which softens its visual impact, the subordinate single storey scale of the proposed development and the use of matching materials in the construction the proposals will not have any adverse impact on the street scene or the character of the existing dwelling and are therefore acceptable in design terms to comply with policy BE1 of the adopted Local Plan.

Impact on Neighbours

The application dwelling is set forward of the neighbouring dwelling 12A Red Hall Drive by approximately 4 metres at approximately 2 metres separation between side elevations and the proposed kitchen extension will extend no further forward than the existing enclosed porch. Whilst the side elevation will be brickwork rather than glazing, the extension is only single storey and is located to the north of a kitchen window to 12A. As a result of the siting and design the proposal will not have any adverse impact on the residential amenity of 12A Red Hall Drive.

As a result of the siting of the proposal, the orientation of other neighbouring dwellings and the separation distances between them there will be no adverse impact on the residential amenity of any other neighbouring dwellings arising from the proposals therefore they comply with policy BE1 of the adopted Local Plan.

Conclusion

The proposals would respect the scale, character and appearance of the existing dwelling and street scene. As a result of the siting and design of the extension and alterations together with separation distances between the proposals and the adjacent dwellings they will not result in any overbearing impact or any overlooking issues that would have an adverse impact on the amenities of the occupiers of any neighbouring properties. The proposals retain adequate off-street parking and access to the dwelling and will not have an adverse impact on highway safety. The proposals are considered to be in accordance with policy BE1 of the adopted Local Plan and the intentions of the Council's SPG on House Extensions and are 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, design and appearance of the proposed extension and alterations would not have an adverse impact on the character or

appearance of the existing dwelling or wider 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at scale 1:1250; Block Plan at scale 1:500; Proposed Plans and Elevations Drawing Nos. 1054/02 and 1054/03 received by the local planning authority on 7th June 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the local planning authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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:- Richard Wright Ext 5894