DELEGATED REPORT

Recommendation Made: 6 August 2009

Reference:- 09/00450/FUL **Parish:-**

Applicant:- Ms Hazel Smith
31Kinross Way
Hinckley
Leics
LE10 0WF

Location:- 31 Kinross Way Hinckley Leicestershire LE10 0WF

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for the erection of a two storey side extension and single storey rear extension to a residential property, 31 Kinross Way.

The application property is a two storey semi-detached modern dwelling located on a corner plot in a modern residential estate of similar character. The property shares its northern side elevation with 1 Florian Way and the eastern side elevation of 29 Kinross Way faces toward the applicants' rear elevation. A shared drive area stands to the south separated by the applicants' detached garage. An area of open space stands to the east of the property.

Planning permission is sought for a two storey side extension and single storey rear extension to form a bathroom extension at first floor and utility and kitchen extension at ground floor. The two storey side extension spans 3.5 metres from the rear dropping down to single storey for the final 1.2 metres. The side extension will be 1.8 metres wide and 6.1 metres high with a pitched roof. The rear extension will project 2.9 metres from the rear spanning the length of the rear elevation and will stand at 3.4 metres in height with a mono-pitched roof.

History

None

Consultations:-

No response from neighbours or the site notice

The Borough Council Environmental Health Officer (land drainage) has no objection to this application.

The County Council Ecologist has requested that a Watching Brief be maintained throughout the development.

Development Plan Policies:-

Local plan policy
- BE1 (Design and siting of development)
- T5 (Vehicle Parking standards and highway safety)

House extensions SPG

Appraisal:-

The central concerns to consider in this application are the design of the development, and its impact on the character of the area and street scene, parking provision and neighbours amenity.

The side extension will encroach upon a small section of the existing driveway but the property has an existing detached garage for a car parking space and an adequate portion of driveway remaining to accommodate another vehicle. The scheme will not increase the number of bedrooms at the property and parking is considered to be adequate to comply with local plan policy T5.

The rear elevation of the scheme includes French doors and two windows at ground floor and a single bathroom window at first floor facing toward the eastern side elevation of 29 Kinross Way. The side elevation of this property will be separated from the rear of the development by a minimum of 13 metres and contains only one obscurely glazed bathroom window at first floor level. The 2.9 metre single storey projection on the boundary with 1 Florian Way contains no windows and neither does the southern side elevation of the side extension therefore the privacy of adjacent properties will be protected. The rear extension would be single storey and would project 2.9 metres along the common boundary with 1 Florian Way. The extension would stand to the south and may have a small impact on light reaching this adjacent garden and rear kitchen window but the development conforms to the House Extensions SPG and would not be unduly detrimental to this property's amenity.

The application property is located on a corner plot and is prominent on the street scene. The side extension does not exceed half the width of the house and is set back from the front elevation by 3 metres with a ridge line lower than existing giving the extension a subordinate appearance. The extensions have windows of similar proportions as existing and roof pitches to match.

The development with a condition requiring materials to match would be of an acceptable design with a modern appearance to compliment surrounding properties and would not have an adverse impact on the street scene or neighbours amenity it is recommended for approval.

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 and would be of an acceptable design and would not harm neighbours amenity or the character of the area or street scene.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

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 This permission relates to the application as revised by the amended block plan received by the Local Planning Authority on 6th August 2009 and should also conform to Drawing number 4185.

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 To define the permission.

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 6th 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 A watching brief (maintained by the applicant and all workers on site) for all protected species and should be maintained throughout the development. In the event of any protected species being discovered , works should cease whilst expert advice is sought.

6 List of plans used in the determination of this application:-
Drawing number- 4185, block plan

Contact Officer:- David Kiernan Ext 5898