DELEGATED REPORT

Recommendation Made: 14 November 2011

Reference:- 11/00763/FUL **Parish:- Hinckley**

Applicant:- Mrs Rachel Taylor
315 Coventry Road
Hinckley
Leicestershire
LE10 0NE

Location:- 315 Coventry Road Hinckley Leicestershire LE10 0NE

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

Planning permission is sought for a two storey side extension and single storey rear extension at 315 Coventry Road, Hinckley.

315 Coventry Road is a semi-detached two storey dwelling with off street parking to the front and a detached side garage. The property benefits from a long rear garden. The property and its adjoined neighbour have a projecting gable feature with brickwork highlighting windows.

A two storey extension is proposed to the west elevation. The proposal provides a garage with a kitchen and dining area behind and a bedroom at first floor level. The ground floor is set back from the front elevation by 0.5m and at first floor by 1.5m and the two are connected by a lean to roof. A single storey projection is proposed to the rear of the two storey extension. The single storey element to the rear would project 3m from the rear elevation.

The garage has a depth of 3.5m and therefore cannot be counted as an off street parking space.

Amended plans have been received.....

Relevant Planning History
None relevant

Consultations:-

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

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

Supplementary Planning Guidance
House Extensions.

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 extension and parking provision

The site is located within the settlement boundary of Hinckley and as such the principle of development is supported.

Amenities
315 Coventry Road benefits from a long garden with the nearest property to the rear over 70m away. To the west the neighbouring property is a commercial carpet shop with a large flat roofed extension to the side. Therefore the proposal would have most impact on the adjoining property, number 313 Coventry Road.

The extension is located on the opposite side of the application site to no 313. It is therefore considered that due to the location of the proposal it would not detrimentally affect the amenities of the residents of this property.

Design
The proposal is a side extension with a double hip to the side. This has been amended to have two equal hips. The proposed ridge line would be set down and the extension would be set back from the front elevation. The proportions of the proposed windows are in keeping with those of the original property and the brick detailing on the main property would be replicated. It is considered that the scale, massing and external appearance of the extension is in keeping with the main property. The proposal is considered to comply with Policy BE1.

Highways.
Due to the proportions of the proposed garage, it cannot be considered as an off street parking space. However the driveway can accommodate two vehicles and therefore it is considered that there is sufficient off street parking for the proposal.

Conclusion
It is considered that the proposed extension would not detrimentally impact the amenities of neighbouring residents and the design and appearance is considered acceptable and would not detract from the streetscene. There is sufficient off street parking and therefore the proposal is considered to comply with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

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 siting, design and appearance the proposed extension is not considered to detrimentally harm the amenities of neighbouring residents nor harm the appearance of the streetscene.
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: RG/RA/01A received 30.09.11 and RG/RA/02 C received 31.10.11.

3 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.

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:- Sarah Fryer Ext 5682