DELEGATED REPORT

Recommendation Made: 21 September 2011

Reference:- 11/00598/FUL **Parish:- Hinckley**

Applicant:- Mr Alan Paterson
29 St Georges Avenue
Hinckley
Leicestershire
LE10 0TE

Location:- 29 St Georges Avenue Hinckley Leicestershire LE10 0TE

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING INCLUDING THE ERECTION OF A DETACHED GARAGE.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the side of this detached bungalow and a detached garage to the side of the property.

The dwelling is constructed from facing brick in a three colour contrast and brown plain clay tiles.

The entire site falls within the boundary of the Hollycroft Conservation Area.

The land levels are uneven on the site. There is a slight slope downwards in a southwards direction (across the site) and a noticeable slope that rises up the site going eastwards. Additional information on the proposed ground levels of the proposed side extension and garage has been submitted. A cross-sectional view of the main dwelling, side extension and garage is also shown on the submitted levels plan.

Planning History:-

None

Consultations:-

Site notice displayed on 02/09/2011

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

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy BE7 - Development in Conservation Areas
Policy T5 - Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Hollycroft Conservation Area and Appraisal

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the

proposed development on the character and appearance of the existing dwelling, street scene, the Hollycroft Conservation Area and the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Hinckley, 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 side extension has a traditional hipped roof design with the same roof pitch as the main house. The ridge line is 1.5 metres lower than the main ridge whilst the eaves height will be level with the eaves line on the main house. It will also be set back 3.7 metres from the front elevation wall of the main house and extend 3.1 metres in width. The scale of the side extension is therefore considered to be subservient to the main house.

It is recommended that representative samples of the brick banding and bonding to be used on the external elevations of the side extension is conditioned. This is to ensure development continues the decorative / contrasting brickwork that gives the main house its visual interest is replicated in the new development. The proposed windows and lintels match the style, size and proportions of those on the main house.

As the proposed side extension is subservient to the existing dwelling and its design features reflect the main house, the proposed side extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

The proposed detached garage is a simple vernacular structure designed with a dual-pitched roof. The proposed garage will be sited to the south of the property in the boundary of the Conservation Area. The height to the eaves is 2.2 metres and 3.6 metres to the ridgeline which would mean the garage would be Permitted Development under normal circumstances. It is set back 5 metres from the highway to fall in line with the neighbour's garage and in relation to the main house; the garage is set back approximately 1.5 metres behind the front elevation wall. The siting of the garage in this position will continue the linear pattern of development on this side of St. Georges Avenue. The materials to be used and colour of the proposed garage doors will be subject to a condition. The design and scale of the proposed garage respects the character of the main house and street scene.

The land levels are uneven on the site. In order to be considered satisfactory, the proposed side extension and detached garage need to be positioned appropriately in relation to the bungalow and the rest of the street scene. Whilst it was noted that the rise in land level has been considered on the side elevation drawing for the side extension, the garage drawing was shown to be flat with no elevational differences in proposed height or land levels.

A cross-sectional view of the main dwelling, side extension and garage shows the varying heights between the main dwelling and the neighbours garage at no. 31. The levels shown on the plans were checked on site and are shown correctly for both the side extension and garage.

Although the proposed garage will be lower than the main house, the proposed eaves will be level with the flat roof garage at no. 31. It is considered that the proposed development will assimilate with the main dwelling house and the street scene.

Conservation Area

The sympathetic design and scale of both the side extension and garage are both considered to respect the scale and character of the main house. The Conservation Officer raises no objections and reports no comments to the proposal. The proposed garage has a pitched roof, which is a predominant architectural feature and a key characteristic in the Conservation Area as identified in the Conservation Area Appraisal. With regards to siting the proposed detached garage is to the side of the property and set back from the front building line. On this basis, the proposed side extension and detached garage will preserve the character of the Hollycroft Conservation Area.

Neighbours Amenities

No. 27 St George's Avenue is a detached two storey dwelling house, located to the north east of the applicant's site. Due to the siting of the proposed development is on the southern side of the site behind the main house, no adverse impact on residential amenity will arise.

No. 31 St George's Avenue is a detached bungalow, located to the south east of the applicant's site. The proposed detached garage will be off-set 1 metre from the neighbour's garage and will project an extra 1 metre beyond, therefore no adverse impact on residential amenity will arise to this neighbouring property either.

Highways

Policy T5 of the Local Plan requires two parking spaces for a three bedroom dwelling such as this. A car parking space will be lost as a result of development. The internal dimensions of the garage are not in compliance with the 6 metre x 3 metre requirement as stipulated in the Highways, Transportation and Development guidance for it to be classified as a car parking space. At least one car parking space will be provided in front of the garage. Since the site is located near the centre of Hinckley a single parking space onsite is considered acceptable.

Drainage

The Head of Community Services (Land Drainage) has commented on soakaway drainage. It has been agreed locally that drainage details will no longer be required to be subject to a planning condition unless there is uncertainty over network capacity or connection availability. Accordingly, in this case no drainage conditions are considered necessary.

Conclusion

The proposal would respect the scale and character of the existing dwelling and street scene, preserves the character of the Hollycroft Conservation Area and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policies BE1 and BE7 of the Local Plan and the adopted SPG on House Extensions and is therefore recommended for approval subject to conditions. The development preserves the character of the Hollycroft Conservation Area.

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 side extension and detached garage would not detrimentally impact on the character of the existing dwelling or street scene. It would also preserve the character of the Hollycroft Conservation Area and would not harm neighbours amenities and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7 & T5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 Before any development commences, representative samples of the type and colour of brick and tiles to be used on the proposed side extension and garage, the brick bonding and banding pattern and mortar mix shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3 No development shall commence until details of the proposed materials of construction and colour finish of the proposed garage doors has been submitted to and agreed in writing by the Local Planning

Authority. The doors shall then be installed in accordance with the approval details and maintained this way thereafter.

4 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - LPA01 - Received on 11/08/2011
Drawing - LPA02 - Received on 11/08/2011
Drawing - LPA03- Received on 11/08/2011
Drawing - LPA04 - Received on 20/09/2011
Site location and block plan - Received on 11/08/2011

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 policies BE1 and BE7 of the adopted Hinckley & Bosworth Local Plan.

3 To ensure that the development has a satisfactory external appearance to accord with policies BE1 and BE7 of the adopted Hinckley & Bosworth Local Plan.

4 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 The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 65, and the results approved by the Building Control Survey before development is commenced. The soakaway must be constructed either as brick or concrete-line perforated chamber with access for maintenance or, alternatively assembled from units of one of the newer modular systems, comprising cellular tanks and incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.

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