DELEGATED REPORT

Recommendation Made: 3 October 2011

Reference:- 11/00714/FUL **Parish:- Hinckley**

Applicant:- Mr G Earley
64 Northfield Road
Hinckley
Leicestershire
LE10 0LJ

Location:- 64 Northfield Road Hinckley Leicestershire LE10 0LJ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING (RETROSPECTIVE)

Introduction:-

Planning permission is sought for a two storey extension to part of the front of the dwelling to provide a porch at ground floor level and a bathroom at first floor.

64 Northfield Road is a semi detached two storey dwelling house with projecting front gable across most of the width of the property. To the north west of the projecting gable a asymmetrical roof extends to ground floor level providing a porch area. The property is rendered with a plain tile roof and UPvC windows.

It is proposed to remove the asymmetric roof form and replace the porch with a two storey extension. The proposed extension would have a pitched roof resulting in a smaller gable. The proposal projects no further forward than the existing front wall of the dwelling.

This is a retrospective application as work has already commenced on site.

Relevant Planning History
None relevant

Consultations:-

None received

Development Plan Policies:-

Local Development Framework-
Core Strategy- None relevant

Hinckley and Bosworth Local Plan

Policy BE1- Design and siting of development.

Appraisal:-

The main issues for consideration are the principle of development and the design and appearance of the proposal.

Principle
The site lies within the Hinckley Settlement Boundary as defined by the adopted Hinckley and Bosworth Local Plan proposals map. Therefore there is a presumption in favour of development and the principle is acceptable.

Design and Appearance
The proposal would reduce the dominance of the front projecting gable, however this is not considered to be detrimental to the character and appearance of the dwelling or the streetscene. There are properties of similar design within Northfield Road that have similar extensions, and therefore the proposal will not be incongruous within the streetscene. It is therefore considered that the proposal complies with design requirements of Policy BE1.

Due to the siting and position of the proposal and because of the absence of windows in the side elevation of the neighbouring dwelling, there will be no detrimental impact on the amenities of neighbouring residents. The extension will maintain a pedestrian access to the rear garden and a similar access exists at the neighbour dwelling to the northwest, accordingly separation between the dwellings is maintained and this mitigates any perceived terracing effect.

Conclusion
The proposal is considered not to harm the character or appearance of the property or the streetscene. The proposal would not harm the amenities of neighbouring residents and is therefore 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 by virtue of the scale design and other developments in the area the proposed front extension would not be detrimental to the character or appearance of the streetscene or residential amenity and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

1 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 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