DELEGATED REPORT

Recommendation Made: 31 August 2011

Reference:- 11/00534/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr John Dean
63 Greenmoor Road
Burbage
Hinckley
Leicestershire

Location:- 63 Greenmoor Road Burbage Hinckley Leicestershire LE10 2LS

Proposal:- DEMOLITION OF EXISTING GARAGE, ERECTION OF REPLACEMENT GARAGE AND INSTALLATION OF NEW WINDOW TO DWELLING

Introduction:-

This application seeks approval for the demolition of existing detached garage, erection of replacement detached garage and the installation of a new window to the side of the property at No. 63 Greenmoor Road, Burbage.

No. 22 Johns Close is a neighbouring bungalow located to the north east of the site. No. 65 Greenmoor Road, a two-storey dwelling with existing rear conservatory is located to the south west. No. 58 Greenmoor Road is located directly opposite the application site.

The proposal consists of the demolition of the existing pitched roof garage and greenhouse to the rear and the erection of a replacement detached flat roof garage located slightly further back than the existing. The proposed garage will sit approx. 5.6m from the rear of the existing bungalow, will be 7.3m in length, 3.66m in width and 2.5m high and will be sited on the boundary between No. 63 and No. 65. There is an existing 2m high fence and shrubbery all along the boundary, which is to be retained. The proposal will be constructed of brick with a timber and felt roof, upvc doors and a metal 'up and over' garage door.

The proposal also consists of the installation of a new window to the south west elevation of the property, facing No. 65 Greenmoor Road, which had already been inserted upon completion of the site visit.

Consultations:-

Burbage Parish Council have objected as the proposal is contrary to Policy GN2.12 of the Burbage Village Design Statement, which required detached garages to have a pitched roof. Also, they consider the plans to be very poor quality.

No comments have been received from:-

Ward Members
Head of Community Services (Land Drainage)

Neighbours notified, no comments were recieved.

Development Plan Policies:-

The site lies within the Settlement Boundary as defined in the adopted Hinckley and Bosworth Local Plan.

Local Plan Policy

Policy BE1

Other Guidance

The Council's Supplementary Planning Guidance on House Extensions
Burbage Village Design Statement.

Appraisal:-

The main consideration in the determination of this application is the siting and design and the impact on the amenity of neighbouring properties.

Principle of Development.

The site is located within the defined settlement boundary for Burbage and as such there is a presumption in favour of development subject to all other planning matters being appropriately considered and addressed.

Siting and Design.

The proposed garage is set back 5.6m from the rear of the existing bungalow and 24m from the highway behind a set of double iron gates. The garages is to be constructed of brick to match the existing bungalow with a flat roof constructed of timber fascia board and felt. The doors will be upvc to match the rear of the existing property and the garage door will be of a metal 'up and over' design. The design of the detached garage, with it's flat roof, is contrary to the Burbage Village Design Statement which requires a detached garage to have a pitched roof. However, notwithstanding this, by virtue of the siting, it is considered that the proposal will not have a significant impact on the streetscene. Furthermore and notwithstanding the submission of this application, it is important to note that the construction of a flat roof garage of this size and in this position is permitted development.

The insertion of an additional window in the side elevation of the dwelling is acceptable in design terms. Furthermore, this is also permitted development.

Impact on Neighbouring Properties.

By virtue of the siting and design of the proposed garage in relation to the existing buildings to be removed and the consideration of the boundary treatment, it is not considered that there will be an impact on the amenities of neighbouring properties.

The insertion of the window in the side elevation will only allow views towards the existing 2 metre high boundary fence and therefore no amenity issues arises.

Conclusion.

The proposals are not considered to have an impact on the streetscene or the amenity of the surrounding neighbouring properties and are therefore 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 plan and would not have an adverse impact on visual or residential amenity, or highway safety.
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 and Elevations Plan received 08/07/11.

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.

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:- Debbie Phillips Ext 5603