DELEGATED REPORT

Recommendation Made: 24 October 2011

Reference:- 11/00745/FUL **Parish:- Witherley Parish Council**

Applicant:- Mr Peter Helyer
10 Kennel Lane
Witherley
Atherstone
Leicestershire

Location:- 10 Kennel Lane Witherley Atherstone Leicestershire CV9 3LJ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for the erection of a single storey extension to the rear of this detached dormer bungalow.

The dormer bungalow is constructed from buff facing brick and brown pantile roof tiles.

Amended plans have been received that shows the bedroom window omitted on the side (south) elevation facing no. 12 Kennel Lane. The amended plans have not been subject to reconsultation.

Planning History:

10/00878/CLU – Extension and alterations to dwelling (Certificate of Proposed Lawful Development) - Refused on 24/01/2011

Consultations:-

Neighbours notified but no representations received.

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling, street scene and the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Witherley, 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 extension has a gabled roof design. The ridge height is 3.5 metres lower than the ridge on the

main house. It will project 5.5 metres in length and extends 5 metres in width just over half the width of the main dwelling house. It is therefore considered to be subservient to the main dwelling house. Given its position at the rear of the property and its small scale that reflects the character of the existing dwelling, the 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.

Impact on Neighbours Amenities

The proposed extension projects 5 meters from the existing rear elevation. No. 8 Kennel Lane to the north of the applicant's site is a detached bungalow that is set back approximately 2 metres beyond the rear elevation of the applicant's house. Given the proposed extension will also be off-set from the boundary with the neighbouring dwelling (no. 8) by 3.2 metres and the proposal would not have an overbearing impact or result in the loss of light to the detriment of the amenities currently enjoyed by the occupiers of that property. A bedroom window will be inserted in the side (north) elevation and will face a wooden fence 1.8 metres in height followed by a 2.5 metre high conifer hedge which further screens the neighbour's patio area as not to result in any overlooking.

No. 12 Kennel Lane is located to the south of the applicant's site and is a detached bungalow. Given the proposal is off-set 6.3 metres from the boundary, it is considered the proposed extension will not have any overbearing impact or result in the loss of light to the detriment of the amenities currently enjoyed by the occupiers of no. 12.

Wooden fencing runs along the boundary with no. 12 at 1 metre in height. During negotiations with the agent to prevent any overlooking into the rear garden particularly the patio area of no. 12, amended plans have been received which omit the side (south) elevation window that serves the proposed bedroom / living room. Given the en-suite side elevation windows, which are commonly obscure glazed, directly faces a blank wall on the main house at no. 12 this window is not considered to result in any material overlooking.

No. 7 Home Farm Close is located to the west of the site. There is a separation distance of 11 metres to 1.8 metre high wooden fencing, therefore no adverse impact on residential amenity will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 2 metres by projecting 5 metres from the rear elevation of the dwelling, given the design of the extension and its position inset off from the boundary it is not expected that this will have an impact on the amenities of the occupiers of the neighbouring properties.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan and the Council SPG on House Extensions and is therefore recommended for approval subject to conditions.

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 extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would be in accordance with the development plan.

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

Drawing - 5606.04A - Received on 14/10/2011
Drawing - 5606.02A - Received on 14/10/2011
Drawing - 5606.01 - Received on 13/09/2011
Drawing - 5606.03 - Received on 13/09/2011
Drawing - 5606.06 - Received on 13/09/2011
Site Location and Block Plan Received on 13/09/2011

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 Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 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:- Kevin Roeton Ext 5919