DELEGATED REPORT

Recommendation Made: 3 September 2009

Reference:- 09/00504/FUL **Parish:- Groby Parish Council**

Applicant:- Mr Hernek Hayre
12 Marina Drive
Groby
Leicestershire
LE6 0DX

Location:- 12 Marina Drive Groby Leicestershire LE6 0DX

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for an amended scheme of extensions and alterations to a detached two-storey dwelling located in a residential area of Groby. The proposals comprise of two single storey side/rear extensions providing an extended kitchen, utility, garden room and games room together with a two storey rear extension providing an extended dining room at ground floor and a bathroom at first floor. A similar scheme has previously been approved (Ref No. 08/00855/FUL), in respect of the proposed two-storey element and games room, the amendments proposed in this application relate mainly to the proposed single storey side/rear extension adjacent to 14 Marina Drive.

The application property comprises a double fronted pitched roof detached property with double height bays. There is a centrally positioned pitched roof porch, with decorative brickwork surrounding the windows and door. The property occupies a large plot, providing extensive garden to the rear and hard standing to the front for at least three vehicles. Surrounding properties are predominantly hipped roof 1930's semis; with a scattering of detached properties similar in design and age, at irregular interval. There is an abundance of mature vegetation within the area, adding to its suburban character. The property is extended to either side, with a pitched roofed single garage and flat roofed games room adjacent to the northern boundary, a pitched roof ground floor extension to the southern side, and a flat roofed garden store and WC along the southern boundary.

History:-

08/00855/FUL	Extensions and Alterations to Dwelling	Approved	22.10.08.

Consultations:-

No objections have been received from Head of Community Services (Pollution)

Director of Community Services (Ecology) does not object but recommends that a bat survey be carried out as bats have been recorded nearby.

Groby Parish Council objects to the application on the grounds that it exceeds supplementary planning guidelines.

Head of Community Services (Land Drainage) does not object but advises that permeable paving should be used on driveways.

No response has been received at the time of writing this report from neighbours.

Development Plan Policies:-

BE1 - Design and Siting
T5 - Highway Design and Vehicle Parking Standards
SPG on House Extensions

Appraisal:-

The main issues in respect of this application are the impact of the proposed extensions and alterations on the character and appearance of the existing dwelling, the street scene and the amenities of the occupiers of neighbouring properties.

Existing Dwelling and Street Scene

The proposed extensions and alterations would be subordinate to the existing dwelling and it would therefore remain the dominant element of the resultant building and retain its traditional features and architectural details. Whilst somewhat bland in appearance, the single storey side/rear extension to the southern elevation would replace an existing single storey element (albeit further forward of the existing and with a higher roof line) and would provide some balance with the existing garage on the northern elevation. It would be set back from the main front elevation by only 0.1 of a metre but being single storey and set off the side boundary would not create any terracing effect in this instance. A similar, wider extension with a wider window was approved as part of the previous planning permission. The proposed games room would be set well back behind the existing garage and would have minimal impact on the street scene. The extensions and alterations to the rear, whilst somewhat contrived, are not detrimental to the appearance of the dwelling to a degree that would warrant refusal of the application and similar proposals were approved as part of the previous planning permission.

Neighbours Amenities

Impact on 10 Marina Drive

The proposed games room to the northern elevation adjacent to 10 Marina Drive would replace an existing single storey flat roof structure to the same projection. Whilst the proposed pitched roof would have a greater impact than currently exists and the extension would be to the south of 10 Marina Drive, the extension would only project approximately 2 metres to the rear along the common boundary at single storey level and as a result would not have an unduly detrimental impact on the amenities of the occupiers of 10 Marina Drive in terms of being overbearing or blocking light. A similar extension has already been approved as part of the previous application. The previous planning permission included a condition requiring the first floor bedroom window to be inserted in the northern elevation to be fitted with obscure glazing and be retained as such at all times thereafter. That condition has been repeated in the recommendation to protect the privacy of the adjacent occupiers. The two-storey rear extension would be screened by the existing dwelling and have no additional impact. Visit made to the occupiers of 10 Marina Drive regarding the amended plan received on 1st September 2009 to show proposed pitched roof detail on games room omitted in error on original plan on front elevation drawing. The occupiers confirmed that they had no objection.

Impact on 14 Marina Drive

The proposed single storey side/rear extension to the southern elevation would be set back from the main front elevation by only 0.1 of a metre and extend to within 1.1 metre of the side boundary. It would extend along the entire southern side elevation and project beyond the rear elevation by 2.85 metres. As 14 Marina Drive is set forward of the application property, the relative rear projection would be greater at approximately 4 metres. Groby Parish Council has raised an objection in respect of this projection and make reference to supplementary planning guidance limiting single storey development to only 3 metres. This guideline refers to projections along a common boundary. In this case however, the extension is single storey, set off the side boundary by 1 metre and would have a separation of approximately 5 metres from the side elevation of the adjacent dwelling. As a result it would not have an unduly detrimental impact on the amenities of the occupiers of 14 Marina Drive. The first floor windows facing 14 Marina Drive serve an en suite and bathroom and are set 5.5 metres off the side boundary and given their position would have no adverse impact on the privacy of the occupiers of 14 Marina Drive.

Other Issues

Adequate private amenity and car parking spaces would be retained within the curtilage of the site.

The Director of Community Services (Ecology) has recommended that a bat survey be carried out, however, no bat survey was obtained prior to the previous planning permission and the part of the scheme that would have an impact on the main roof structure could be implemented as part of that planning permission. A note to applicant has therefore been included to highlight the legal responsibilities in respect of protected species and the fact that bats have been recorded nearby.

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 as it respects the scale and character of the existing dwelling and street scene, retains adequate car parking and private amenity space within the curtilage and does not adversely affect the occupiers of neighbouring properties.

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

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

2 This permission relates to the application as revised by amended plan No. 1375-02E received by the Local Planning Authority on 1st September 2009.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by (Amendment) (No.2) (England) Order 2008 (or any order revoking or re-enacting that Order with or without modification) no window other than those approved under this permission shall be inserted into the southern elevation of the extensions hereby approved unless otherwise agreed in writing by the Local Planning Authority.

4 Notwithstanding the submitted details, the first floor window to be inserted in the northern elevation of the existing dwelling shall be obscure glazed and retained as such at all times thereafter.

Reasons:-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To define the permission.

3 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property, to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property, to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Notes to Applicant:-

1 Bats have been recorded in the vicinity of the site. Bats, nesting birds, great crested newts and certain other species are protected by law. A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. 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 6th 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. This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

5. List of plans used in the determination of this application:- Plan Nos. 1375-01B and 1375-02E.

Contact Officer:- Richard Wright Ext 5894 Date Printed: 3 September 2009