DELEGATED REPORT

Recommendation Made: 25 October 2011

Reference:- 11/00658/FUL **Parish:- Witherley Parish Council**

Applicant:- Mr Ronald Hicks
Thornfield Bungalow
Atterton Road
Atterton
Nuneaton

Location:- Thornfield Bungalow Atterton Road Atterton Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the side of this detached dwelling.

The dwelling is constructed from red brick with brown roof tiles.

Relevant Planning History: -

93/01044/FUL - Extension to Dwelling - Planning Permission - 13.01.1994

Consultations:-

No objection has been received from: -
Head of Community Services (Land Drainage)
Neighbours

At the time of writing the report no comments have been received from Witherley Parish Council.

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

Policy BE1 - Design and Siting of the Development
Policy NE5 – Development in the Countryside

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

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 and on the amenities of the occupiers of neighbouring properties.

The Principle of Development.

The site is located within the open countryside. The proposed development will be sited within the residential curtilage of the dwelling, which has mature vegetation along the northern boundary of the site. This area of land is considered to be residential curtilage as there is a formal garden to the rear of the property and a

driveway located to the west.

Policy NE5 sets out the criteria for assessing applications stating that planning permission will be granted for built and other forms of development in the countryside if among other things it is an extension of existing buildings and it does not have an adverse effect on the appearance or character of the landscape, it is in keeping with the scale and character of existing buildings and general surroundings and where necessary it is effectively screened by landscaping or other methods.

Impact on Existing Dwelling and Street Scene.

The proposed side extension is replacing an existing side extension on the north eastern elevation of this dwelling. The proposed side extension will be visible from the street scene along Atterton Road. Its simple gabled roof form and small scale will not adversely impact on the street scene or the character of the existing dwelling.

Although the proposed side extension is not inset 0.5 metres from the front elevation it is inset off the boundary by 42 metres and it does not exceed half the width of the original dwelling house and therefore will be subordinate to the existing dwelling.

Impact on Neighbours.

Atterton Farm and farmhouse are located to the north of the application site and is detached. There are windows located to the front of the farmhouse which will be affected by the proposed extension. A separation distance of approximately 90 metres exists here between the front elevation of the neighbouring property and the front elevation of the proposed extension, no adverse impact on residential amenity will arise.

Hall Farm House is located to the south west of the application site and is detached. By way of its position to the west of the proposed extension, there is no opportunity or arising amenity issues between the two dwellings.

Conclusion.

The proposal is contained within an existing residential curtilage and 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 policies BE1 of the Local Plan and the 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 location within the existing curtilage of the dwelling, 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 and NE5

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 proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:2500 and Site Block Plan to a scale of 1:500

received 10 August 2011; Existing Plans and Elevations to a scale of 1:50 and 1:200 received 10 August 2011; Proposed Plans and Elevations to a scale of 1:50 and 1:200 received 10 August 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:- Joanne Orton Ext 5666