DELEGATED REPORT

Recommendation Made: 29 September 2010

Reference:- 10/00603/FUL **Parish:- Hinckley**

Applicant:- Dawn Stevens
64 Barrie Road
Hinckley
Leicestershire
LE10 0QX

Location:- 64 Barrie Road Hinckley Leicestershire LE10 0QX

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for a loft conversion to 64 Barrie Drive, Hinckley. The proposals invlove the remodelling of the roof to provide a side part gabled and hipped roof, a rooflight to the front and a dormer window to the enlarged roof space to the rear on a semi detached property which is currently has a full hipped roof design. The proposal will provide an additional bedroom and ensuite to the second floor created within the enlarged loft space.

The property is a traditional two storey dwelling of symmetrical form with its semi-detached neighbour. The property has a hipped roof and shared central chimney stack. It has previously been extended with a single storey rear extension across the full width of the rear elevation. The front garden area has been hard surfaced to provide off street parking.

The property is located within the settlement boundary for Hinckley and within an established residential area which is characterised by predominantly 1950' style development of semi detached dwellings of the same design with full hipped roofs. Other similar pairs of symmetrical hipped roofed houses dominate this part of Barrie Road and none have been extended in the manner proposed in this application.

An amended plan has been received which removes the front facing dormer, hips part of the proposed side gable, provides a roolight to the front roof plane and an amended dormer to the rear roof plane.

A streetscene drawing and additional supporting information has been submitted during consideration of the application. The information refers to two other dwellings which have been extended in a similar way to the current proposal.

History:

None

Consultations:-

No objections received from The Head of Community Services (Land Drainage).

The Directorate of the Chief Executive (Ecology) has confirmed that a watching brief would be sufficient in this case.

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

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

Policy BE1 states that planning permission for development proposals will seek to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Planning permission will be granted where the development complements or enhances the character of the surrounding area with regard to scale, layout, mass, design and architectural features, avoids the loss of important gaps in development, ensures adequate off-street parking provision and does not adversely affect the occupiers of neighbouring properties.

Other Policy Documents

Adopted Supplementary Planning Guidance: House Extensions Design Guidance (SPG) reinforces Local Plan Policy BE1 in regards to design principles and provides guidance on the acceptable limits of extension. An extension should respect the scale and character of the existing dwelling and streetscene, should not overwhelm the existing house or neighbouring properties and must be subordinate in size to the existing house to ensure that it will be in visual harmony. In order to respect the character of residential areas the space between houses should not normally be infilled completely and two storey rear extensions must be carefully sited to avoid undue loss of daylight to the windows and gardens to the neighbouring property. With particular reference to dormer windows it states that due to their prominence careful design is required for them to ensure the original house roof remains dominant, and in respect of roof design for extensions, it states that they reflect the roof form of the existing dwelling, to ensure they are in keeping with the scale and character of the existing dwelling and streetscene.

Appraisal:-

The main considerations with regard to this application are impact on the streetscene, design and neighbours amenity.

Impact on the Streetscene

This part of Barrie Road consists of nine pairs of semi detached dwellings of the same design. Some of the properties have extensions and alterations but the original roof form remains a characteristic of the street.

The proposal to alter the shape of the roof will be a prominent and uncharacteristic feature within the streetscene. It will provide additional massing and unbalance the existing pair of semi detached dwellings.

Whilst the agent has provided additional information on other similar extensions that have been permitted in the district, there are no other examples of such extensions to the roofscape within Barrie Road. The nearest property referred to in the additional information submitted is in an adjacent street and was permitted in 1981 before current policy was in existance.

A street scene has been submitted which demonstrates the regular appearance of the roof formations within the street scene and the impact of the extension on its character.

Design

The proposed extension consists of alterations to the roof of this semi detached dwelling by extending the existing ridge and providing a gable to the side of the property which is hipped to the top.

The original plans provided a full gable to the side and gabled dormers to the front and rear. The amended plans have removed the front facing dormer, replacing it with a rooflight, the side gable proposal is amended to a gable with hip at the top, the design of the rear facing dormer is amended to a shallow pitched roof. It is not considered that the proposal as amended is acceptable as it will still neither compliment or enhance the character of the existing dwelling and is therefore contrary to policy and guidance.

The extension to the roof will unbalance the pair of dwellings and will not provide a scheme which accords with the design of the existing properties on this part of the street which are hipped semi detached dwellings. It is therefore contrary to Policy BE1 and the SPG on household extensions. There are no alterations to the roofs of these properties currently which are visible within the streetscene.

The scheme also proposes a dormer to the rear roof plane. The Supplementary Planning Guidance for House

Extensions states that, because of their prominence careful design is required for dormer windows to ensure the original house roof remains dominant. It is considered that the proposed dormer is large and will dominate the rear roof plane.

Impact on the Streetscene

The proposal to alter the shape of the roof will be prominent within the streetscene. It will provide additional massing and unbalance the existing pair of semi detached dwellings. Whilst the agent has provided additional information on other similar extensions that have been permitted, there are no other examples of such extensions to the roofs of similar dwellings within Barrie Road.

Neighbours Amenity

The nearest neighbours to the proposal are Nos 62 and 66 Barrie Road which are located to either side of the application property. There are no principle windows to the side of No 66 and the impact of the flank gable is unlikely to be significant. There will be some impact from the proposed rear facing dormer to Mo. 62, however, it is no considered to be so significant as to warrant a reason for refusal.

The properties to the rear are located on Netherley Road. The nearest property is 46 metre away from the proposed rear facing dormer and unlikely to be significantly effected by the proposal. The window to window guidance contained within the SPG is met.

Conclusion

The determining issue in this case relates to the design of the roof extension in the context of the wider street scene. All the houses in this frontage retain their original hipped roofs. Given the propertys existing hipped roof form and symmetrical appearance with its semi detached neighbour, the proposed gable with hip to the end flank wall of the proposed roof alteration will remove the property's hipped roof form and its recognisable symmetry. In addition the hip will further unbalance the appearance of the pair of properties and bring an uncommon design feature to the street. The resultant effect is one that destroys the definable character of both the existing property and wider street, to the detriment of the streetscene. This is in direct conflict with criteria a) and i) of policy BE1 of the adopted Local Plan, whereby development is required to 'compliment and enhance' the existing built environment and provide a 'strong common link between buildings of the local area'. In addition, design guidance contained within SPG on House Extensions supports the intentions of this policy. In specific reference to roof design, its states that this should reflect the main house, incorporating a similar roof form. Accordingly the proposed extension fails to respect the character of the existing dwelling and streetscene in that it would introduce design features that are uncharacteristic of this dwelling and those in the surrounding area.

RECOMMENDATION :- REFUSE, for the following reasons :-

Reasons :-

1 In the opinion of the Local Planning Authority, the proposed loft extensions to form a side facing gable and hip would be unduly large and prominent and would detract to an unacceptable degree from the design of this pair of semi-detached houses and would represent an unacceptably intrusive and incongruous feature in the street scene where hipped roofs predominate. In these circumstances the proposal is contrary to Policy BE1 of the adopted Hinckley and Bosworth Local Plan and the Council's Supplementary Planning Guidance on House Extensions.

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