DELEGATED REPORT

Recommendation Made: 11 July 2011

Reference:- 11/00372/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr And Mrs Button
14 Lancaster Avenue
Market Bosworth
Nuneaton
Leicestershire

Location:- 14 Lancaster Avenue Market Bosworth Nuneaton Leicestershire CV13 0LZ

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for extensions and alterations to this detached bungalow.

The proposal is for a single storey rear extension. It also involves the conversion of the existing attached doubled garage into a bedroom with the erection of pitched roof and altering the existing pitched roof on the main house from being asymmetrical to having symmetrical gable ends.

The property is constructed from buff brick and grey concrete interlocking roof tiles.

Recent Planning History:-

None

Consultations:-

No objections have been received from:-

Head of Community Services (Land Drainage)
Director of Environment and Transport (Highways)

One neighbour objection has been received objecting on the following grounds:-

a) The view of a gable end closer to their property will dominate the skyline
b) Proposal will increase the echo effect between fence and brick surface

Market Bosworth Parish Council has raised concern over the following matters:-

i) Block plan submitted is incorrect
ii) Loss of garage and the amount of car parking space on site needs to be considered

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development

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 settlement boundary of Market Bosworth, 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 proposal seeks to re-configure the existing asymmetrical roof form into a symmetrical pitched roof. The proposed rear extension projects out 4.1 metres from the rear elevation wall of the original house. The ridge height will be the same as the ridge on the newly constructed symmetrical gable. The single storey extension will replace an existing conservatory resulting in a net gain of approximately 22 metres of external floor space which is over half the floor space of the existing conservatory.

Its scale is considered to be large with the extensions design and massing not subservient to the main dwelling. Nevertheless the proposed gabled roof reflects the new roof type on the main house in accordance with the SPG. On balance the overall design, scale and mass of the proposed rear extension is considered acceptable at the rear of this detached property and will not have a detrimental impact on the character of the main house or the street scene.

The proposed garage conversion involves the erection of a pitched roof in place of the existing flat roof which will continue the new proposed roof form on the main house. The roof will have a ridge height 1.6 metres lower than the ridge on the main house which ensures subservience in the street scene in compliance with the SPG. The bay window on the front elevation of the proposed garage conversion matches the style, size and proportions of the bay windows on the front elevation of the original building. The new double glazed windows on both the main dwelling and rear extension will have a uniform appearance.

The proposed porch is 3.1 metres in height which is 0.1 metres higher than what would be acceptable under Permitted Development. Given its small scale, pitched roof design and matching materials it is considered to respect the character of the main house.

Neighbours Amenities

No. 16 Lancaster Avenue is located to the south east of the site and is a detached gabled roof dwelling house with a two part two storey side extension facing the applicant's existing garage. A wooden fence 1.8 metres in height runs along the boundary with no. 16, and due to boundary treatment there will be no overlooking into the neighbours windows from the proposed bedroom window to be inserted on the front elevation.

The proposed garage conversion includes the erection of a gabled roof to replace the existing flat roof and thereby increasing its overall mass. Bearing in mind the proposed gabled roof is 9.5 metres from dwelling no. 16 and to the nearest point 3 metres to the boundary line fence with no. 16 backing on to their rear garden, the proposed development is not considered to have an adverse impact on the amenities currently enjoyed by the occupiers of that dwelling.

No. 12 Lancaster Avenue is located to the north of the applicant's site and is a detached bungalow. The proposed rear extension projects 3.5 metres from the rear elevation of the neighbour's garage. The rear extension is also off-set from the common boundary line by 1.65 metres and therefore will not adversely affect neighbour's amenities.

In response to a representation received with regards to the view of a gable end dominating the skyline, it is noted the proposed extension will be 5.6 metres off-set from 2 metre high fencing along the boundary line with no. 17 St. Catherine's Avenue. Given the single storey nature of the proposal and it's off-set from the boundary line fencing it is not considered to have an overbearing impact on the amenities currently enjoyed by the

occupiers of no 17.

Although the proposed rear extension exceeds the guidance contained in the SPG by one metre by projecting 4 metres from the rear elevation of the dwelling, given the design of the extension, its position inset off from the boundaries and its relationship with neighbouring properties, it is not expected that the rear extension or the gabled roof will have an impact on the amenities of the occupiers of the neighbouring properties. Accordingly, the proposal is compliant with the amenity requirements of Policy BE1 and the SPG.

Highways

Although garage space will be lost there is still sufficient parking provision along the drive for at least three vehicles.

Additional Issues

In response to the comments made by the Parish Council it is considered the applicants site is correctly shown on the block plan. With regards to the proposal impacting on neighbours views as well as increasing the echo effect between fence and brick surface these are not material planning considerations.

Conclusion

The proposed extensions and alterations will respect the scale and character of the main 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 adopted 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 alterations and extensions 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 - 5906 (21)201 Rev E - Received on 09/06/2011
Drawing - 5906 (08)201 Rev I - Received on 09/06/2011
Drawing - 5906 (08)001 Rev I - Received on 09/06/2011
Drawing - 5906 (20)001 Rev I - Received on 09/06/2011
Drawing - 5906 (20)101 Rev E - Received on 09/06/2011
Drawing - 5906 (08)101 Rev I - Received on 09/06/2011

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).

5 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.

Contact Officer:- Kevin Roeton Ext 5919