DELEGATED REPORT

Reference:- 11/00821/FUL **Parish:-**

Applicant:- Mr Martin Gandy
29 Bowling Green Road
Hinckley
Leicestershire
LE10 1EX

Location:- 29 Bowling Green Road Hinckley Leicestershire LE10 1EX

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey extension to the side and rear of this hipped roofed semi-detached dwelling.

The dwelling is constructed from red brick with brown concrete roof tiles and has a ground floor bay window. The property occupies a corner plot where Bowling Green Road joins Trevor Road. The eastern elevation of the property faces the entrance of North Warwickshire and Hinckley College.

This is a resubmission of previously withdrawn application 11/00361/FUL. This was withdrawn on design grounds. Since this, the applicant has entered into pre application discussions with the intention of improving the design.

Relevant Planning History: -

11/00361/FUL	EXTENSIONS AND ALTERATIONS TO DWELLING	Withdrawn	23.06.11

Consultations:-

No comments have been received from: -
Neighbours

Development Plan Policies:-

Adopted Core Strategy

Policy 1 – Development in Hinckley

Adopted Local Plan

The site lies within the settlement boundary of Hinckley 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, impacts on the street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Hinckley, 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.

For information the current scheme differs from the previously withdrawn scheme in the following ways:-

- The massing of the roof has been increased and a single hipped roof has been proposed
- The ridge height of the proposal has been raised from 7 metres to 7.5 metres
- The width of the extension has been reduced from 6 metres to 5 metres
- The length (projection) of the proposal has been increased from 7.2 metres to 7.5 metres
- Additional brick detail has been added to the eastern elevation

The proposed extension has a hipped roof and is set back by approximately 5 metres from the principle elevation of the property and its ridge set down by 1 metre from the ridge of the existing dwelling. Accordingly the proposal has a subservient appearance and respects the scale of the existing property.

The roof design is reflective of that of the main property and the fenestration detail has been replicated. Accordingly, when viewed from Bowling Green Road the appearance of the proposal is considered acceptable and there are no adverse impacts on the character of the main property. Since the previous submission, the prominent side elevation, which faces Trevor Road has been improved in terms of its design. The proportions of the proposal are now more balanced, due to the increased roof mass, and the design has been simplified through the use of a hipped roof. Interest has been added to the elevation through a band of brickwork detailing running horizontally, and a first floor window with header and cill detail has been positioned centrally. To further soften the appearance of this elevation, additional landscaping is considered necessary along the sites eastern boundary, which currently comprises a 1.8 metre high close boarded fence. This will be secured by way of condition. Accordingly, although the massing of the extension remains large, and this elevation will be highly visible within the street scene, by virtue of the amended design and with the additional landscaping, the proposal is not considered to have a detrimental impact on either the character of the main property or on the visual amenity of the street scene.

Impact on Neighbours

The neighbours most affected by this proposal are the adjoining property, number 27 Bowling Green Road and number 1 Trevor Road.

In terms of impacts on the adjoining property, there is a ground floor window facing this property, serving a kitchen. However views from this will be screened by the existing close boarded fence, which runs along the common boundary. Notwithstanding the presence of the fence, even if the fence were to be removed, this window would not have direct views into any rooms of the adjacent property, and therefore would not result in a material impact on the privacy of this property. In terms of loss of light, the properties gardens are north facing , so are already overshadowed. Due to the distance of the proposed extension from the boundary fence (approximately 4.5m) it is not considered that it will result in any further material impacts on either overshadowing or loss of light. Further, although two storey, due to its distance from he common boundary, neither will the proposal have an overbearing impact on the neighbouring property.

Although there are windows serving principle rooms within the rear elevation of the proposal, which will face the side elevation of number 1 Trevor Road, due to the separation distance between the proposal and this property (approximately 14 metres) and the fact that that there are no windows on the side elevation of this property, there will be no impacts on the privacy of this property.

Accordingly there are considered to be no material impacts on the residential amenity of surrounding properties in terms of loss of light, privacy or through the proposal being overbearing.

Highways

This property will remain a three bed property and thus there will be no additional pressures placed on off road parking. The parking will remain as existing, to the front of the property. Accordingly there are considered to be no further impacts on highway safety.

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 or compromise highway safety. The application is considered to be in accordance with policies BE1 of the Local Plan and the Councils 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 its scale, mass and design would not detrimentally impact on the amenities of neighbouring residents, the character and appearance of the street scene or application property, or highway safety and would therefore 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Nos:- KMC 7033-1, KMC 7033-2, KMC 7033-3, KMC 7033-4 received by the Local Planning Authority on the 7.12.11

3 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.

Reasons :-

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

2 For the avoidance of doubt and in the interests of proper planning

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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:- Eleanor Shaw Ext 5680