DELEGATED REPORT

Recommendation Made: 3 June 2011

Reference:- 11/00208/FUL **Parish:- Groby Parish Council**

Applicant:- Mr Jamie Westbury
7 Sycamore Drive
Groby
Leicester
Leicestershire

Location:- 7 Sycamore Drive Groby Leicester Leicestershire LE6 0EW

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for a linked garage and play room extension and a first floor bathroom with en-suite extension to the side of this detached dwelling.

The dwelling is constructed from mixed and varied red facing brick and red roman style tiles.

Planning History:-

81/00195/4 – Erection of 9 detached dwelling houses – Approved on 24/03/1981
11/00262/COU – Change of use: increase residential curtilage and decrease open space

Consultations:-

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

a) Properties have not been built close to their boundaries therefore not in keeping with existing properties and would detract from the existing appearance of the area
b) Double storey brick wall is not wanted
c) Goes against the design principles of the estate:
i) Minimise property height at side boundaries
ii) Maintain open views for neighbouring properties
iii) Minimise potential overview of neighbouring properties
d) If side elevation windows are proposed this will allow for overlooking
e) Not currently overlooked due to design
f) Existing design considerations for Sycamore Drive and Hawthorne are sympathetic to residential amenity whilst maintaining aesthetic appearance
g) A two storey extension will compromise residential amenity and design of estate

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

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, streetscene, highways and impact on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Groby, 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. The siting of the proposed extension will fall within the approved scheme to widen the existing residential curtilage and retain a small section of open space under planning reference 11/00262/COU.

Impact on Dwelling and Streetscene

The proposed first floor extension maintains the overall design of the existing dwelling. It will see the continuation of the front elevation of the dwelling with no set back distance from the principal elevation wall. The ridge line will be inline with the main ridge and the front elevation amalgamated with the principal elevation wall of the main house. It will be 3.2 metres in width which is less than half the width of the existing house and is therefore subordinate in size compliant with the SPG.

The proposed new single storey pitched roof garage is proportionate in dimensions with the existing garage to which it will sit next to. It will also incorporate the same design features with regards to garage door and windows and the proposed materials of facing brick and tiles on the rood are in keeping with the main house. The overall scale of the extensions are such that they compliment this prominent corner plot and are therefore acceptable in design terms.

The increased width at both first floor and ground floor level will complement the scale and mass of the two storey properties in the surrounding area. These surrounding properties are greater in size with two larger first floor windows beside a smaller central window and two garage doors at ground floor level.

A representation has been received that objects extending the property closer to the boundary, commenting that the reason behind the smaller scale of the existing dwelling at this end plot is not to impact on the appearance of the area or residential amenity.

In response to the first issue, it is noted that building closer to the boundary will increase the visual prominence of the side garage in the streetscene. During discussions with the agent with regards to boundary treatment a landscape plan has now been received showing the continuation of the existing conifer hedge along the side elevation of the garage at a height up to the eaves which reduces the mass of visible brick to the triangular end of the gable wall. For this reason appropriate landscaping will soften and lessen the visual impact of the garage on the streetscene.

A condition will be attached to ensure a landscaping scheme is in place before development commences. With regards to the impact of the two storey extension this will be 4.5 metres inset from the highway boundary retaining the elevational contrast which breaks up the mass. Bearing in mind both extensions will be off-set from the boundary with appropriate landscaping, it is considered that the proposal will not have a detrimental impact on the streetscene.

Neighbours Amenities

No. 12 Hawthorne Rise is located to the north of the application site and given the distance is approximately 11 metres to the close boarded fence and the first floor bedroom window will directly face the front driveway, no adverse impact on residential amenity will arise.

As the proposal is sited on the eastern side elevation on the opposite side elevation from No. 5 Sycamore Drive, it is not considered to adversely affect the residential amenity to that property.

No. 9 Sycamore Drive is located to the south east of the application site. Bearing in mind the two properties are separated by highway land, it is not considered a landscaped garage and a two storey extension which is further inset from the boundary will have an overbearing impact on no. 9. There are no proposed first floor side

elevation windows that would allow for overlooking. The ground floor side elevation window will serve a garage and there is an existing row of conifers along the side boundary of no. 9 to prevent any overlooking.

Highways

The proposal will result in the addition of one extra bedroom to this three bedroom dwelling. There is adequate parking on the curtilage for at least three vehicles and therefore is considered to comply with the requirements of Policy T5.

TPO trees

The site falls within the Glebe Farm area TPO nevertheless the constraint is not considered relevant in this case with only conifers noted along the existing landscape strip.

Additional Issues

In response to the representation objecting with regards to the loss of view this is not a material planning consideration.

Conclusion

The proposal would respect the scale and character of the existing dwelling and street scene 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, the Council 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 extensions would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling and the street scene and would not harm highway safety and would be in accordance with the development plan.

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 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 Notwithstanding the submitted details, no development shall commence until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

(i) Details of the landscaping along the eastern boundary of retained open space
(ii) Planting plans
(iii) Written specifications
(iv) Schedules of tress and hedge, noting species, sizes and proposed numbers where appropriate
(v) Implementation programme

4 The approved soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping shall be maintained for a period of ten years from the date of planting. During this period any trees and hedge which die or are damage, removed, or seriously diseased shall be replaced by trees and hedge of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

5 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - P/274/1 - Received on 16/04/2011
Drawing - P/274/2 - Received on 16/04/2011
Drawing - P/274/3 - Received on 16/04/2011
Drawing - P/274/6 - Received on 16/05/2011
Block Plan and Site Location Plan received on 16/04/2011

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 To ensure that the development has a satisfactory external appearance and assimilates within the street scene, to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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5 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:- Kevin Roeton Ext 5919