DELEGATED REPORT

Recommendation Made: 27 April 2011

Reference:- 11/00183/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Chris Hooker
3 Harcourt Spinney
Market Bosworth
Nuneaton
Leicestershire

Location:- 3 Harcourt Spinney Market Bosworth Nuneaton Leicestershire CV13 0LH

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is an application for extensions and alterations to a detached chalet style property located on the south western side of Harcourt Spinney. The site is roughly a triangular shape with a large road frontage and side garden to the north western side which is screened by mature planting. The land levels alter from the height of the carriageway downwards to the south west. Because of the alteration in land levels, the existing dwelling is provided over three floors with a lower ground floor, ground floor and a bedroom within the roofspace. The front elevation appears to be two storey with accommodation in the roofspace but the rear appears as two storey with accommodation within the roofspace.

Harcourt Spinney is located within the settlement boundary of Market Bosworth but to the north western edge of the settlement. The area is predominently residential in character. To the south western boundary of the site is a public footpath with agricultural land beyond.

The proposal includes an extension to the south west elevation which will provide an extended study studio at the lower ground level with a balcony above. The existing dormer on this elevation is extended to include a Julliet balcony and a gabled roof instead of the current flat roof. Solar panels are also proposed to be provided on this roof plane. A further extension is proposed to the north western elevation which will provide a garage and utility room at lower ground level, dining room at ground floor level, and en suite bathroom within the roofspace. The proposed extension to this elevation will necessitate the removal of an existing two storey wooden projection currently existing. A new porch, additional window and gabled roof over an existing dormer is propsed to the front elevation.

The application has been submitted with a Design and Access Statement which states that the proposed form of the extensions has been derived in reference to the existing site constraints. The appearance of the southwest extension is ‘contemporary’ using white through colour render with a glass frameless balustrade. The north west extension is projected off the existing gable and will match the brickwork and roof materials of the existing dwelling.

Amended plans have been received which reduce the size of the proposed dormer on the front elevation and provide a screen to the south eastern side of the proposed balcony.

History:

None

Consultations:-

No objections received from:

The Head of Community Services (Land Drainage)
Market Bosworth Parish Council

Development Plan Policies:-

Local Development Framework Core Strategy 2009

No specific policies

Adopted Hinckley and Bosworth 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 this case are the principle, design and potential impact on neighbour amenity.

Principle

As the property is situated within the settlement boundary of Market Bosworth, there is a presumption in favour of development , and thus in principal the proposal is acceptable subject to all other material consideration and policy matters being adequately addressed.

Design

The changes to the front elevation of the existing dwelling comprise a gable roofed porch (2.5m x 1.7 m projection x 3.9 m to ridge) located within the existing 'L' shape provided by the projecting gable, an 'Arrow' style window within the projecting gable and a gabled roof over the existing flat roofed dormer. The proposals enhance the existing property and are considered acceptable in terms of their scale design and impact on the streetscene.

The proposed north western side extension has been designed so that it appears subservient to the main dwelling. The ridge height of the extension contains a step down and both elements are lower than the main ridge height of the dwelling. The proposal whilst larger than the existing element, projects for less than half the width of the existing dwelling in accordance with the Council's guidance and will remove an unsightly structure on this elevation.

A request has been made to the applicant's agent to reduce the size of the new dormer window feature proposed to the front elevation of the extension. Amended plans have now been received which provide a smaller dormer subservient to the existing dormer. It is considered that this change will provide a better design to the front/side elevation of the dwelling and overall this element is acceptable. The proposal will be acceptable in terms of scale and design when viewed from the street.

The changes to the rear elevation provide an extension at lower ground level with balcony above. This extension extends along the whole the existing rear elevation and projects by 1.6 metres. The size and design of the extension is considered to be acceptable and accords with current guidance. The existing flat roof dormer is proposed to be elongated with glazed doors and a Juliet balcony. The design of the dormer is preferable to the existing flat roofed design. Solar panels are also proposed to this roof plane, whilst they are not an attractive feature, they will not be visible from the street and are not considered to be so detrimental to the design of the dwelling or the surrounding countryside as to warrant refusal of the application.

The only change to the south eastern elevation of the existing dwelling is the blocking up of one ground floor window.

The application confirms that the finishing materials will match the appearance of the existing dwelling apart from the rear extension which is proposed to have a white rendered finish with a glass screen to the balcony to provide a contemporary finish. The proposals are considered to be acceptable subject to agreeing the

materials for the screen to be provided at the south eastern end of the balcony.

Impact on neighbour amenity

There is considered to be no overshadowing issues caused by the proposals. The additional windows in the front elevation side and rear elevations are not considered to cause any additional overlooking to any other residential properties on Harcourt Spinney than already exists.

The nearest neighbour to the site is No 1 Harcourt Spinney which is located to south east of the site. Due to the change in ground levels of the site, the proposed balcony is elevated providing the potential for loss of amenity to this neighbour as the original scheme provided the side of the balcony being unscreened. Amended plans were requested and have been received which provide a screen to this elevation. The screen needs to be provided before the balcony is brought into use.

Other issues

Highways

There is considered adequate off road parking for the size of property proposed, and thus there will be no adverse impacts on highway safety.

Conclusion

The proposed extension is considered to be in keeping with the character and appearance of the existing dwelling, it appears subservient in nature and is not detrimental to the character or visual amenity of the area. Subject to agreeing the materials and installation of the balcony screen, there is no material impact upon residential amenity or highway safety.

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 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

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: Location plan and Drawings 1166 P02, 1166 P03a, 1166 P04, 1166 P05, received on 11 March 2011. Amended drawings 1166 P06a, 1166 P07a, 1166 P08 b, 1166 P09a, 1166 P10a, 1166 P11a, 1166 P12a received on 27 April 2011.

3 The materials to be used on the external elevations of the proposed extensions and alterations shall be in complete accordance with those detailed within the Design and Access Statement received on 11 March 2011 unless previously agreed in writing with the Local Planning Authority.

4 Notwithstanding the submitted details, prior to commencement of the development hereby approved, details of the proposed scheme for screening the balcony at the south eastern elevation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the balcony being first brought into use.

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.

4 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property, to accord with policy BE1 of the adopted Hinckley and 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:- Louise Forman Ext 5682