DELEGATED REPORT

Recommendation Made: 12 May 2008

Reference:- 08/00233/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr Martin Shaefer
42 Arnold Road
Stoke Golding
Warwickshire
CV13 6JG

Location:- 10 Hinckley Road Stoke Golding Nuneaton Leicestershire CV13 6DU

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING, AND ERECTION OF GARAGE

Introduction:-

This full application is for the erection of single storey side extension which includes a hall and cloakroom, and the removal of a single storey rear extension to be replaced with a two storey and single storey rear extension. The proposal includes a single detached garage in the rear garden area.

This is a detached dwelling which is located between pairs of semi's on both sides. the site is located within Stoke Golding in a primarily residential area.

Consultations:-

Stoke Golding Parish Council comment that the extensions being predominantly set back should have minimal impact.

Director of Highways Transportation and Waste Management - standing advice on parking.

E-On Central Networks have no objections but comment that there are installations within close proximity to the site.

Development Plan Policies:-

The site is located within the settlement area of Stoke Golding, as identified in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 states that the Borough Council will seek to ensure a high standard of design to secure attractive development and to safeguard and enhance the existing environment. The proposed works will need to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass and design.

Adopted Supplementary Planning Guidance on House Extensions states that extensions should be subordinate in size to the existing house and reflect the existing design details.

Appraisal:-

The main issues to consider with this application are the effect the extensions will have on the neighbouring dwellings.

The proposed extensions would have little or no impact in the general street scene.

The dwelling to the east has a driveway along the joint boundary with No. 10 which extends the full length of the proposal , the rear extension proposed will end roughly in line with the existing dwelling,

there is one small window to the garage in the facing elevation with No 10 . It is concluded that the proposed extension would not impact to an unreasonable degree on the amenities of the residents of the dwelling and is in accordance with the guidelines in the Council's adopted SPG.

The elevation of the rear extension which faces west has windows at ground floor level but only obscure glazed windows at first floor level. There were windows facing No.8 in the existing extension to be removed. The main windows to the proposal are in the southern elevation. The garden is approx. 35 metres after development so there are no issues from the end of the plot.

The single storey side extension has no windows facing No.8. No 8 has two side windows at ground floor level but these are not primary windows.

The proposed single garage is 'permitted development' by virtue of class E, but the additional parking will be required as the proposal would otherwise be substandard.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 parking area to the rear of the site shown on the approved plans shall be laid out and available for use prior to the extensions to the dwelling hereby approved being brought into use.

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 adequate off-street parking facilities are available to accord with policy T5 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 Your attention is drawn to the report of E-On Central Networks.

4, N20

Contact Officer:- Mrs L Forman Ext 5682