DELEGATED REPORT

Recommendation Made: 14 July 2009

Reference:- 09/00408/FUL **Parish:- Hinckley**

Applicant:- Mr Greg Drozdz
51 King Richard Road
Hinckley
Leicestershire
LE10 0HJ

Location:- 51 King Richard Road Hinckley Leicestershire LE10 0HJ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a full application for the erection of a two storey side and single storey rear extension to form a dining room and kitchen at ground floor and bedroom and en-suite at first floor level.

This application is a resubmission of a previously withdrawn application (09/00275/FUL) with the amended scheme significantly reducing the extensions width.

The application property is a three-bedroom, semi-detached, hipped roof dwelling located on a large plot. The dwelling is rendered white. The majority of properties on King Richard Road are two-storey detached dwellings, interspersed with semi-detached dwellings and bungalows with properties set back from the highway. 53 King Richard Road shares the applicant's eastern wall and to the west stands a bungalow, 45 King Richard Road. The rear boundary of the site is shared with the rear gardens of 3 and 4 Alexander Gardens.

The front elevation of the extension will be set back from the existing front elevation by 1.6 metres with the two storey element of the extension spanning the length of the original house. The extension then continues for an additional 5 metres at single storey, projecting 2.1 metres past the existing rear building line formed by the rear utility and conservatory. The extension will be 3.5 metres wide with a maximum height of 7.4 metres with a hipped roof for the two storey element.

History

92/00064/4- Erection of dwelling and garage-approved- 24.03.92

92/00015/4- Extension to dwelling- approved- 30.01.92

89/01361/4- Erection of one dwelling- Refused- 19.12.89

09/00275/FUL- Extensions and alterations to dwelling- Withdrawn

Consultations:-

One comment from neighbour who advised they were unable to read plans online as page was unavailable. This was due to a technical problem which was later resolved.

The Borough Council Environmental Health Officer (Land drainage) has no objection to this application.

Development Plan Policies:-

Local Plan Policy
- BE1 (Design and siting of development)
- T5 (Vehicle parking standards and highway safety)

House Extensions SPG

Appraisal:-

The central concerns to address in this application are the design of the development and its impact on the character of the area and street scene, neighbours amenity, parking and highway safety.

The proposed extension will create an additional bedroom and Local Plan Policy T5 requires the provision of three off-street car parking spaces for a four bedroom house. The property currently has an area of hard-standing fronting the house measuring approximately 16 metres in length and 7 metres deep. This area of hard-standing is of adequate dimensions to provide the required three off-street car parking spaces required to comply with Local Plan Policy T5. In addition the submitted drawings illustrate a garage to the rear of the garden with double timber gates spanning from the proposed extension to the side boundary allowing access to the rear.

The western elevation of the extension, facing toward the bungalow at 45 King Richard Road, will contain three windows and a door at ground floor level with one window at first floor level which will be obscured. The opposing elevation of the bungalow contains one obscured window to their side extension and the top slither of an obscured window only just visible over the 1.8 metre high wooden boundary fence. These obscured windows do not appear to lead into any habitable room and are separated from the side elevation of the extension by a distance of 6 metres. The first floor window will be obscured avoiding any potential for overlooking the garden of this adjacent property. 45 King Richard Road stands to the west of the extension but with the development set in from the front boundary and standing lower than the existing house would not reduce levels of light reaching this single storey property.

The rear elevation of the extension will create an additional first floor window but it will not extend past the existing rear windows of the property therefore it will not create any additional privacy or overlooking concerns to the properties to the rear. In addition a separation distance of 61 metres separates the rear elevation of the application property with the rear elevations of 3 and 4 Alexander Gardens.

The proposed extension will be visible from the street however the ridge line stands lower than existing and the front elevation of the extension is set back by 1.6 metres. These elements give the extension a subordinate appearance, which with its width of 3.5 metres, would appear in scale with the dwelling and of acceptable massing. The two front and rear windows match the corresponding existing windows and the two storey section of the extension includes a hipped roof to match the existing roof. The single storey element of the extension has a pitched roof with gable which does not correspond to the existing property however this element of the development will not be visible from the street. Whilst hipped roofs are a common feature on King Richard Road there are several examples of gabled properties and this feature is not considered alien or inappropriate for an extension only visible from the rear. The existing house is rendered and painted white and to ensure the proposed extension complements the existing property a condition will be placed on the application requiring the extensions external elevations to match the existing property in terms of colour and texture.
Overall the proposed side extension represents a significant improvement on the previously withdrawn scheme and it is considered that the development will not harm neighbours amenity, parking or highway safety and is of an acceptable design which would not harm the character of the area. This application is recommended for approval with a condition requiring materials to match.

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 would be in accordance with the development plan and would not harm the character or appearance of the area, the living conditions of neighbouring occupiers or parking and highway safety.

SUMMARY OF DECISION - The proposal is in conformity with 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 in terms of colour and texture 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 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 6th 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 List of plans used in the determination of this application:-
Drawing numbers B09/01/RSP01 and B09/01/RSP02 and B09/01/E01

Contact Officer:- David Kiernan Ext 5898