DELEGATED REPORT

Recommendation Made: 4 May 2011

Reference:- 11/00193/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Ms M Walton
4 Redmoor Close
Market Bosworth
Nuneaton
Leicestershire

Location:- 4 Redmoor Close Market Bosworth Nuneaton Leicestershire CV13 0NZ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for extensions and alterations at No. 4 Redmoor Close, Market Bosworth.

The proposal is for a two storey side extension and a projecting two storey front element and porch. The application property is a semi-detached gabled roof dwelling house in buff facing brick, concrete interlocking roof tiles and upvc windows.

The land rises to the east along Redmoor Close. A large mature tree sits in the front garden.

A design statement was submitted with this application evaluating the design of the proposal and its context.

Amended plans have been received that show the first floor side elevation window as single pane, obscure glazed and fixed.

Planning History:

None

Consultations:-

No comments have been received from: -
Head of Community Services (Land Drainage)

Three neighbours have made representations stating that they do not object to this application

Development Plan Policies:-

Adopted 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
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 and on the amenities of the

occupiers of neighbouring properties and highways.

The Principle of Development

The site is located within the settlement boundary of Market Bosworth, 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

The main section of the proposal is for a gabled roof two storey extension which reflects the roof type on the main house and has the same roof pitch. The side extension will see the continuation of the main house with the same ridge height and eaves line as the main house.

The proposal also includes a two storey projecting gable section at the front. The proposed ridge to this will be 1 metre below the ridge line on the main house having the same eaves level. This lower ridge height is considered to make the proposed projecting gable element appear subservient to the continuous two storey side extension and the main house.

It is noted dwelling No. 14 on the opposite side of the road has a similar side extension with a front projecting gable element in the street scene. Although the proposed projecting gable is deemed to be a prominent feature, it is not considered to be visually obtrusive and therefore will not have a detrimental impact within the street scene.

The proposed side extension with projecting gable will abut the boundary line with No. 3. The projecting gable element will be set back from the front elevation of the nearest neighbouring dwelling house (No. 3) by one metre and there is no two storey side extension at No. 3. For this reason it is considered the proposed extension will not result in the terracing effect and its blank side elevation wall will not be visually prominent from the side view when the proposed extension is viewed along Redmoor Close.

The proposed porch is considered to be small scale and in keeping with the rest of the property. The design of the proposed porch with glazing units on the front and side elevations will break up the monotony of facing brick which is considered to be satisfactory in terms of design. The proposed roof will be pitched beyond the proposed projecting gable element and a longer mono-pitched roof plane adjoining the side elevation of projecting side extension which is considered acceptable.

The proposed materials of facing brick, concrete interlocking roof tiles and upvc windows and doors are considered to be in keeping with the exiting property.

Neighbours Amenities

In order to protect the amenity of surrounding properties, in terms of loss of light, overshadowing and overbearing impact, the House Extension SPG advises that a two storey extension should project out no further than two metres along the common boundary line with an adjoining dwelling.

In this case the proposed two storey extension will extend 4 metres from the rear elevation of No. 3. However, due to the 4 metre separation distance to the side elevation of the neighbouring property, it is not considered the rear section of the extension will be overly dominant or having an adverse impact on the neighbours property.

Even though there is a 0.7 metre difference in land level between no. 3 and no.4 in the rear garden (where no. 4 is higher than no. 3), this will increase the visual perspective of the overall height of the proposed two storey extension. However, it will only project 2.5 metres beyond the neighbour's existing garage which currently abuts the common boundary line. It is considered the garden area at No. 3 will not be overwhelmed by the presence of the proposed side extension. The rest of the proposed extension will run along the side boundary facing the side elevation with No. 3 and given the off-set, and other windows on the rear elevation, it is not considered to impact on neighbours amenities from this section of the extension.

No. 5 Redmoor Close is located to the east of the application site. The projecting two storey gable to the front

elevation will be off-set 6.3 metres from the front elevation while the porch area will be 4.2 metres to the common boundary line, therefore, no adverse impact on residential amenity will arise.

In discussions with the agent a request was made to omit the first floor side elevation window. It was shown to be inward opening and this would still allow for overlooking into the patio area of No. 3. However, the agent has declined to remove this window. It was made clear the window should be non-opening as well as obscure glazed. An amended plan has been received showing the window obscure and fixed glazed. Whilst the position of window in such a location is far from ideal or sensible, the installation of such a window on a wall abutting a boundary would be permitted development for which planning permission would not be required.

Highways

For dwellings with four or more bedrooms three car parking spaces should be provided. The proposal involves two additional bedrooms to an existing 3 bedroom property. A small section of the existing driveway will be lost, which will leave a driveway that measures 6 metres in length x 3.5 metres in width. This provides sufficient amount of space for the parking of at least one vehicle.

The internal dimensions of the garage will be 4.6 metres in length x 3.5m in width. Although this does not meet the normal 3m x 6m floor area in order to be classified as a vehicle space, it is larger than the dwellings existing garage (to be lost) and should provide room for the parking of a vehicle. It is suggested that a condition be imposed to ensure that the garage is retained and available for parking.

With the lack of space at the front of the property, due to the presence of a mature tree in the front garden, and the fact that the property is located within Market Bosworth, which benefits from public transport connections, a reason for refusal would on the lack of a car parking space would not be sustained.

Conclusion

The proposal would respect the scale and character of the existing dwelling, it would not adversely affect the amenities of the occupiers of neighbouring properties and would not compromise available parking. The application is considered to be in accordance with policies BE1 and T5 of the Local Plan and 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 would be in accordance with the development plan and would not harm neighbours amenity, provide adequate parking provision and would be of an acceptable design which would not adversely affect the street scene nor the existing dwelling.

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 unless previously agreed in writing with the Local Planning Authority.

3 The garage and the parking arrangements shown on the submitted plan shall remain at all times available for the purpose of parking motor vehicles and shall so remain at all times thereafter.

4 The first floor window to be inserted in the west elevation of the extension hereby approved shall be obscure glazed & non-opening and will be retained as such at all times thereafter.

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

Drawing - 4039/02 A - Received on 04/05/2011
Block Plan and Site Location Plan - Received on 14/03/2011

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 adequate off-street parking facilities are available to accord with Policy T5 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 & Bosworth Local Plan.

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).

5 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Contact Officer:- Kevin Roeton Ext 5919