DELEGATED REPORT

Recommendation Made: 9 May 2011

Reference:- 11/00251/FUL **Parish:- Bagworth Parish Council**

Applicant:- Mr & Mrs H Williams
4 Church Lane
Thornton
Coalville
Leicestershire

Location:- 4 Church Lane Thornton Coalville Leicestershire LE67 1AA

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for a single storey extension to the side and rear elevation of this two storey semi detached cottage which has a two storey side extension to the north east.

The dwelling has white rendered walls with slate on the roof.

Amended plans received showing the north-east side elevation window removed and obscure glazing on the utility room window. The amended plans have been re-consulted with the objector only however no subsequent comments received.

Planning History:

83/00188/4 – Bedroom extension – Approved on 03/05/1983

Consultations:-

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

One neighbour representation received objecting on the following grounds:-

a) Side elevation window would intrude into a loss of privacy as it enables our property (garden, driveway & patio) to be overlooked, especially when land differences are considered as no. 4 is 2-3 foot higher in elevation.

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Thornton 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 respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling, its impact on the street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Thornton, 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 Dwelling and Streetscene

The proposed extension extends the full width across the rear elevation and the up to the existing two storey side extension to form a simple L-shaped footprint with a hipped roof design. Its small scale projecting 3 metres from the rear elevation wall it is not considered to result in a built form that overwhelms the main house. Instead, the scale and footprint of the proposal is considered to complement the existing dwelling and is therefore acceptable.

There is a small open gap between the side of properties no. 4 and no. 6 Church Lane in the street where the facing brick of the side elevation of the extension will be partially visible from within this gap. In discussions with the agent a request was made to show the side elevation with a white rendered wall matching the existing side extension and the rest of the main house on the front elevation. However, the agent has declined to make such an amendment.

Although a white coloured rendered side elevation would match the main walls of the cottage at the front and side to ensure visual continuity, the use of facing brick is compatible with rendered walls.

Given its position at the rear of the property, behind and inset from the the existing two storey side extension and its relatively small scale, the extension will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Impact on Neighbours Amenities

No. 6 Church Lane is located to the north east of the application site and is a semi-detached dwelling. A 1.6m high brick wall runs along the boundary line to an existing small scale garden store in brick. This garden store covers a section of the rear garden where the proposed extension will be located. The extension will require demolition of this existing structure built to the boundary, therefore opening up the boundary and raising privacy issues at the rear of no. 6.

Concern over loss of privacy was expressed in a neighbours representation. The neighbour objected to the insertion of the large side elevation window furthest away from the property which would allow for intrusion into the patio and garden area especially when land level differences are considered. In discussions with the agent amended plans have been received showing the large window removed due to the removal of the garden store, its position facing the patio area of no. 6 and the 0.3m difference in land levels between the two properties. The small utility room window is also shown to be obscure glazed.

Two roof lights will be inserted on the north east roof plane to allow light to enter without overlooking. A door will be inserted into the side elevation of the existing extension which is not considered to result in a material loss of privacy. For this reason, the proposed extensions and alterations are not considered to result in overlooking or loss of privacy to the detriment of the amenities currently enjoyed by the occupiers of the neighbouring property.

The garden store is 2.3 metres in height with a flat roof. The proposed extension will have a smaller height to the eaves at 2.19 metres therefore not considered to materially harm the neighbours amenities at no. 6 in terms of overbearing impact.

Due to its position inset from the boundary with no. 6 and the further separation distance to the neighbouring property the proposal does not result in material impacts upon residential amenity to that property.

In relation to no. 2 the proposed rear extension will extend 3 metres from the rear elevation of the main house, the same distance as the neighbours rear extension therefore no material impact upon the residential amenities currently enjoyed by the occupiers of that property.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the street scene or the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 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 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 materials to be used in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

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

Drawing - PN 581 Issue No 3 - Received on 03/05/2011
Site Location and Block Plan - Received on 01/04/2011

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 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**