DELEGATED REPORT

Recommendation Made: 2 August 2011

Reference:- 11/00526/FUL **Parish:- Burbage Parish Council**

Applicant:- Ms Sarah Barker
10 Crossways
Burbage
Hinckley
Leicestershire

Location:- 10 Crossways Burbage Hinckley Leicestershire LE10 2HY

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks planning permission for amendments to an approved scheme for the erection of a two storey extension to the rear of this semi-detached dwelling house.

The dwelling is constructed from mixed and varied red brick with grey plain roof tiles.

The property recently received planning permission for a two storey and single storey rear extension. This amended scheme proposes a two storey extension. At the time of the site visit the shell of the extension was almost complete.

Relevant Planning History:

10/00927/FUL - Extensions and alterations to dwelling - Approved on 19/01/2011

Consultations:-

No objections have been received from:-

Burbage Parish Council
The Head of Community Services (Land Drainage)
Western Power Distribution

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Burbage as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 – Design and siting of development

Other Policy Documents

Adopted Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Burbage Village Design Statement

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, 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 Burbage, 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. A similar scheme 10/00927/FUL has also been approved earlier this year.

Impact on Existing Dwelling and Street Scene

The approved scheme included a second storey extension with an inwards step which resulted in a two part mono-pitched roof and a single storey flat roof section. This proposal differs by continuing the existing gabled end with a singular mono-pitched roof that extends the full length across, to be flushed against the main gable. The extra two storey section of mass along the boundary and rear elevation is not considered to impact on the character of the existing dwelling and is therefore acceptable in design terms.

The design principles set out in the Burbage Village Design Statement require extensions to have a similar scale and design using materials compatible with the original building. The extension has mixed and varied red brick and will include plain grey roof tiles that are considered to respect the character of the existing dwelling whilst the minor increase in scale of the proposed two storey extension at the rear of the property is acceptable on this semi-detached dwelling house.

Impact on Neighbours

The proposed extension projects 4 meters from the furthest point of the existing rear elevation. No. 8 the Crossways is located to the north of the application dwelling and is a detached dwelling house. There is a row of large conifer trees that are 5.5 metres in height along the boundary on the neighbours side (no. 8). It is noted the extra massing along the boundary will be approximately 12.5 metres away from the neighbours dwelling house.

Given the distance to the neighbouring property the addition of 2.5 metres of extra mass at first storey level along the boundary is not considered to result in any further impact. Given the height of the existing conifer trees in comparison to the height of the extension, it is not considered to have an adverse impact on the amenities currently enjoyed by the occupiers of no. 8 which has a large garden area.

By way of its position in relation to no. 12 the extra mass will extend no further than the rear elevation of the existing gable, therefore no impact on neighbour's amenities will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 2 metres by projecting 4 metres from the rear elevation of the dwelling, given the design of the extension, its position flushed to the rear elevation wall of the existing shared gable and the height of the existing boundary treatment, it is not expected that this will have an adverse impact on the amenities of the occupiers of the neighbouring properties.

Conclusion

This revised proposal would continue to respect the scale and character of the existing dwelling and the extra massing would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan, Burbage Village Design Statement 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 existing dwelling or 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 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 4236-0146 A - Received on 28/06/2011
Site location and block plan - Received on 28/06/2011

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 Please note the comments received from Western Power Distribution on 18/07/2011. Western Power Distribution has Network within close proximity to the proposed site.

6 Western Power Distribution must emphasise that any alteration, building or ground works proposed in the vicinity of their cables that may or may not directly affect their cable, must be notified in detail to Western Power Distribution. For further information please contact Western Power Distribution, Pegasus Business Park, Castle Donington, Derbyshire, DE74 2TU or email customernetworks@centralnetworks.co.uk

7 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