DELEGATED REPORT

Recommendation Made: 7 April 2011

Reference:- 11/00121/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Andrew Robinson
135 Coventry Road
Burbage
Hinckley
Leicestershire

Location:- 135 Coventry Road Burbage Hinckley Leicestershire LE10 2HW

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for extensions and alterations at No. 135 Coventry Road, Burbage. The application property is a detached bungalow with a main hipped roof with a projecting hip on the front elevation and a flat roof rear extension projecting 6 metres from the rear elevation wall of the original house. The property comprises of white rendered walls, interlocking roof tiles and upvc windows.

The property sits in a street of varying housing types and styles, the neighbouring property to the east is a hipped roof detached bungalow and to the west is a gabled roof detached bungalow with two storey properties further along the street.

The proposal is to extend the existing pitched roof over the flat roof rear extension. A maintained hedge 1.8 metres in height runs along both side boundaries with No. 133 and No. 137 at the rear of the site.

Planning History:-

06/00584/OUT – Erection of 1 dwelling – Refused on 19/07/2006
97/00439/FUL – Alterations and extension to bungalow –Approved on 27/06/1997
79/00686/4M – Erection of garage – Approved on 15/05/1979

Consultations:-

No objections have been received from:

Burbage Parish Council
Head of Community Services (Land Drainage)
Director of Environment and Transportation (Highways)

Development Plan Policies:-

Adopted Hinckley and Bosworth Borough Council Local Plan

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

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 for the determination of this application are the design of the extension and its impact on the existing dwelling, the streetscene and neighbours amenities.

Design

The proposal is for a hipped roof over the existing flat roof extension which will reflect the roof type on the main dwelling house with the same roof pitch. The existing ridge on the main house will be extended to be an extra 6 metres in length to the existing one metre. From the rear of the property, a hipped roof will be more visually coherent to the rest of the property and compatible with the original roof design meeting this design principle set out in the Burbage Village Design Statement (VDS). It is therefore considered that the proposed hipped roof will not have a detrimental impact on the character of the existing property. The proposal also includes the insertion of three roof lights. Two roof lights will be positioned on the north east roof plane and one roof light on the south west roof plane. The proposed materials are considered to be in keeping with the existing property. The use of dark red pantile roof tiles will match the existing house in compliance with the Burbage VDS, which states that extensions and alterations should use materials compatible with original building.

Streetscene

The property is set back from the highways and a proposed roof type that reflects the main roof at the rear of the property which is in accordance with the Burbage VDS is not considered to have a detrimental impact on the street scene.

Neighbours amenities

The current rear extension extends 2 metres beyond the rear elevation of No. 137 and 2.8 metres from the rear elevation of the extension at No. 133. Given the dwelling house is off-set from the boundary and the splayed nature of the hipped roof, it is not considered the proposed roof extension will have a detrimental impact on the amenities currently enjoyed by the occupiers of neighbouring properties at either No. 137 or No. 133, in terms of overbearing impact, loss of light or loss of privacy.

Conclusion

In summary it is considered the proposed roof extension will not have a detrimental impact on either the existing property or the street scene. It is not considered that the proposed roof extension will adversely affect neighbours amenities.

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 and would be of an acceptable design which does not adversely affect either the existing dwelling or the street scene.
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 proposed roof shall match the corresponding materials of the existing roof 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 - 001 - Received on 17/02/2011

Drawing - 002 - Received on 17/02/2011
Drawing - 003 - Received on 17/02/2011
Drawing - 004 - Received on 17/02/2011

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).

Contact Officer:- Kevin Roeton Ext 5919