DELEGATED REPORT

Recommendation Made: 25 July 2011

Reference:- 11/00463/CONDIT **Parish:- Sheepy Parish Council**

Applicant:- Mr David Lockhart
Byrons Covert
Bosworth Road
Wellsborough
Nuneaton

Location:- Byrons Covert Bosworth Road Wellsborough Nuneaton Leicestershire

Proposal:- VARIATION OF CONDITION NO 3 TO PLANNING PERMISSION 10/00229/FUL TO PROVIDE PITCHED ROOF DORMERS TO FRONT AND REAR ELEVATIONS.

Introduction:-

This planning application is for the variation of Condition 3 of planning application 10/00229/FUL to provide two adjoining pitched roof dormers to front and rear elevations rather than two single flat roof dormers as previously approved. The proposal also involves the insertion of two roof lights on the front roof plane and one additional roof light on the rear roof plane.

History:-

10/00229/FUL - Extensions and alterations to dwelling and new septic tank - Approved on 06/07/2010
11/00069/FUL - Formation of new vehicle access and erection of 2 metre high gates - Approved on 23/05/2011

Consultations:-

Neighbours notified and site notice displayed on 21/06/2011

No objections have been received from:-

Directorate of Chief Executive (LCC Ecology)

Development Plan Policies:-

Adopted Local Plan

The site lies outside a settlement boundary within open countryside as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy NE5 - Development in the Countryside

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

This is an application to revise the plans for extensions and alterations which was approved last year. The main considerations for the determination of this application are to assess the impact of the proposed changes to the previously approved scheme.

Impact of Proposed Changes

The proposed pitched roof dormers to the front and rear elevations in place of the existing approved flat roof

dormers respect the character of the proposed alterations to the dwelling and are therefore acceptable in design terms. Lowering the respective ridge heights of the proposed dormers to ensure subservience was discussed with the agent. However the agent has declined to amend plans. The proposed windows are similar in style to the main house on both front and rear dormers. The original scheme included a roof light on the rear elevation. Two proposed roof lights on the front elevation will break the roof profile nevertheless the insertion of two roof lights on the front roof plane and an additional one on the rear roof plane is not considered to be detrimental to the character of the main house.

Impact on the Countryside

The proposed dormers and additional roof lights to the dwelling will not have a significant impact on the surrounding countryside. Bearing in mind dormer windows and roof lights have already been approved and the location of the proposal on the main house it is not considered to have a detrimental impact on the countryside.

Neighbours Amenities

The changes to the design of the dormers on the front and rear elevations are not considered to have any material impact on any neighbours. It is noted the nearest property is approximately 70 metres away.

Ecology

Previous application subject to a bat survey, which was found to be negative. Therefore, there are no ecology comments or concerns regarding this application.

Conclusion

Overall, the amended proposals are considered acceptable as they are not detrimental to the character or appearance of the dwelling or the countryside setting.

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 as it considered that by reason of the minor proposed changes there would not be any significant material impacts upon the dwelling, residential amenity or countryside.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & NE5

1 This permission shall relate to the variation of Condition 3 of permission 10/00229/FUL dated 11 June 2010 only. All other conditions of the original permission remain, unless subsequent variations have been made.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing LPA-01 received on 8 June 2011.

Reasons :-

1 To ensure that all other conditions attached to the original consent still apply.

2 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