DELEGATED REPORT

Recommendation Made: 24 August 2011

Reference:- 11/00576/FUL **Parish:- Barwell Parish Council**

Applicant:- Mr And Mrs Pointon
128 Hinckley Road
Barwell
Leicester
Leicestershire

Location:- 128 Hinckley Road Barwell Leicester Leicestershire LE9 8DN

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the rear of this semi detached dwelling.

The dwelling is constructed from red brick with brown roof tiles.

There is no relevant planning history on this property.

Consultations:-

No objection have been received from: -
Head of Community Services (Land Drainage)
Barwell Parish Council

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Barwell 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 and on the amenities of the occupiers of neighbouring properties.

The Principle of Development.

The site is located within the settlement boundary of Barwell, 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 property has previously been extended across the entire rear elevation with a lean to roof design. This extension, to create a conservatory is proposed to project 3.9m beyond the rear wall and extend 4.4m across the rear elevation of the dwelling. This will result in a total extension of 6.7 metres from the rear wall of the

dwelling. Although the dwelling has previously been extended the new proposed extension will be positioned inset off the boundary and therefore will not result in a significant reduction in the rear amenity area at the dwelling.

Whilst the pyramidal roof design appears disconnected from the previously extended rear elevation on balance given the extension's un prominent position at the rear of the property, its scale, and the materials proposed the extension is not considered to give rise to any adverse impacts upon street scene or the character of the existing dwelling, and it is therefore acceptable in design terms.

Impact on Neighbours.

The proposed extension projects 3.9 metres from the furthest point of the previously extended rear elevation and results in a total of 6.7 metres of single storey extension to the dwelling. No. 126 Hinckley Road is located to the south east of the application site and is an attached dwelling. There are windows located on the rear elevation of No. 126 however the proposed extension is inset off the boundary by 0.6 metres along with the height of the existing boundary treatment consisting of a 2.5 metre high mature boundary hedgerow, no adverse impact on residential amenity will arise.

No. 130 is located to the west of the application site and is detached. There are windows located to the rear elevation of this property however the proposed extension is inset off the boundary by 2.5 metres along with the height of the existing boundary treatment consisting of a 2.5 metre high boundary fence, no adverse impact on residential amenity will arise.

Although the proposed extension exceeds the guidance contained in the SPG by 3.9 metres by projecting 3.9 metres from the extended rear elevation of the dwelling, given the design of the extension, its position inset off from the boundary and the height of the existing boundary treatment it is not expected that this will have an impact on the amenities of the occupiers of the neighbouring properties.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 of the Local Plan and the 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 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 proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Location Plan to a scale of 1:1250 received 20 July 2011; Site Block Plan to a scale of 1:500, Existing and Proposed Elevations to a scale of 1:100 and Proposed Ground Floor Plan to a scale of 1:50 drawing number AW1117 received 20 July 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:- Joanne Orton Ext 5666