DELEGATED REPORT

Recommendation Made: 22 July 2010

Reference:- 10/00260/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr Alex Downie
132 Wolvey Road
Burbage
Hinckley
Leicestershire

Location:- 132 Wolvey Road Burbage Hinckley Leicestershire LE10 2JJ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This is a full application for a two storey side extension. The application property comprises a traditional hipped roofed, semi-detached extended property. The property is part brick part render with double height bays and a pitched roofed porch and single garage to the side. The property is set back from the road and has an enclosed front garden and driveway.

The property is of similar, but not replicable design to surrounding properties, but all properties along this stretch of road follow a uniform building line and accommodate a similar plot size. Properties on the opposite side comprise imposing detached dwellings on extensive plots, these are heavily screened.

Since submission the scheme has been amended. The first floor element has been set 0.7m back from the principal elevation and the ridge height has been dropped approximately 0.6 m. The proposal is to incorporate the existing single garage and is to extend along the boundary at two storeys for a distance of 7.5m. At ground floor the kitchen will be extended and a new utility provided, and at first floor an additional single bedroom, bathroom and storage cupboard will be provided.

History:-

None relevant.

Consultations:-

Burbage Parish Council objects to the application on grounds of over development due to the scale and mass of the proposal and considers that it would result in a terracing effect.

Leicestershire County Ecology has no objections

Leicestershire County Highways has issued standing advice, with the following comments:- consider parking and access surfacing

Head of community Services (Drainage) has no objections

No comments have been received from neighbours.

Development Plan Policies:-

BE1 - Siting and Design
SPD House Extensions
Burbage Village Design Statement

Appraisal:-

The main considerations in this case are the impacts of the proposal on the visual amenity and character of the street scene and application property, and on residential amenity.

In reference to two storey side extensions, the SPD on house extensions suggests that in order to appear subservient and compatible with the street scene and application property, they should be set back 1m from the principal elevation, their ridge height should be set down and they should not exceed more than half the width of the principal elevation of the property. Although the proposal does not strictly comply with this guidance, in that it is only set back 0.7m from the front elevation, on balance it remains subservient to the main property, and the width of the extension does not exceed more than half the width of the main property, it has been designed to reflect the architectural style of the main dwelling and therefore appears compatible with the street scene and the application property.

In addition the SPD suggests that extensions should be set off the common boundary by 1metre, to avoid the likelihood of a terracing effect occurring, reduce over dominance of the proposal, and allow for access to the rear. In this case the proposal will extend along the common boundary for a distance of 7.5m. Again this does not accord with guidance; however as the existing garage already abuts the boundary, the principal for development along the boundary has been accepted and if the first floor element was set off the boundary, this would compromise the design of the proposal. In addition, as the properties along the street have hipped roofs it would be unlikely that a terracing affect would occur even if the neighbouring property was extended. It is considered that the combination of the roof design, the set back from the principal elevation, and set down from the principal ridge would ensure a terracing effect does not occur within the street.

As the proposal is adjacent to the side elevation of the neighbouring property it will not be overbearing, and as the windows proposed face front and rear, there will be no impacts on the privacy of surrounding properties.

There is sufficient off road parking retained to the front of the property.

On balance, based on the above, there are considered no material impacts on the character of the street scene or on visual or residential amenity, and thus, the proposal is considered acceptable.

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. Resultant of the design, scale and location of the proposal there are considered no material impacts on either visual or residential amenity or on the character of the street scene. Therefore the proposal is considered acceptable.

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: Drg Refs:- 0006 - P010B; 0006 - P011B; 0006 - P012C; 0006 - P013C; 0006 - P014C received by the local planning authority on the 22nd July 2010

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 6th 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:- Eleanor Shaw Ext 5691 Date Printed: 23 July 2010