DELEGATED REPORT

Recommendation Made: 26 May 2011

Reference:- 11/00202/FUL **Parish:- Earl Shilton Town Council**

Applicant:- Miss Rebecca Pallet
7 Birch Close
Earl Shilton
Leicester
Leicestershire

Location:- 7 Birch Close Earl Shilton Leicester Leicestershire LE9 7HD

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of both a two storey and single storey extensions to the rear of this detached dwelling.

The dwelling is constructed from red brick with grey concrete roof tiles.

Plannin History:-

90/00072/4 - Garage store and porch for domestic use - Approved on 20/02/1990

Consultations:-

No comments have been received from Head of Community Services (Land Drainage)

Neighbours notified no representations received.

Development Plan Policies:-

Adopted Local Plan

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

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

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 extensions 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 Earl Shilton, 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

The single storey element extends half the width across the rear elevation and projects 3 metres from the rear elevation wall of the main house in conformity with the SPG. Therefore the single storey extension with a mono-pitched roof is considered to be small in scale and subservient to the main house.

The two storey projecting gable extends across the remainder of the rear elevation. The ridge height on this two storey gable element is the same height as the ridge on the main house and the extension projects 3 metres from the rear elevation. The is therefore not considered to be subservient. The combined mass of the two extensions will increase its overall bulk. Despite not being subservient, it is at the rear of the property and would respect the overall character of the main dwelling as the projecting gable continues the overall form and proportions of the property.

The new windows and doors match the style, the size and proportions of those on the original house, creating a unified overall appearance. The spatial layout of the windows would appear visually coherent with the main dwelling.

The side of the two storey extension will be viewable from the south side of Birch Close. Nevertheless, this will not adversely affect the street scene as the visible gap between the neighbouring bungalow is retained due to the presence of a garage at the side of the main property to the boundary line with the neighbouring hipped roof bungalow.

Neighbours amenities

The proposed two storey extension projects 3 metres from the rear elevation wall.

No. 9 is located to the south east of the application site and is a detached bungalow with a rear extension on the side nearest to the proposed extension. The extension here projects 3.5 metres beyond the applicant's garage. By way of its position only the hipped roof of no. 9 is visible above the applicant's garage. Due to the closeness of no. 9 to the boundary and the extent to which it extends back, it is considered there will be no opportunity for any overlooking or any other amenity issues between the two dwellings.

No. 5 is located to the north west of the application site and is a detached bungalow. The single storey extension extends 3 metres from the rear elevation of the main house in compliance with the SPG. It is also noted to be off-set from the boundary. The two storey extension will be inset 5.3 metres on the main house therefore no adverse impact on residential amenity will arise.

With regards to the properties along Elmesthorpe Lane at the rear of the site, it is fair to say due to the approximate 25 metre distance to the rear boundary of the site, no adverse impact on residential amenity will result.

Although the proposed two storey element exceeds the guidance contained in the SPG by 1 metre by projecting 3 metres from the rear elevation of the dwelling, given the design of the extension, its position inset off from the boundary, it is not expected that this will have a material impact on the amenities of the occupiers of the neighbouring properties.

Additional

The proposal will result in the addition of a fourth bedroom.

There is enough space at the forecourt of the property for the parking of at least three vehicles.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not harm the street scene. It would also 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 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 street scene and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & T5

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 - 665/01 - Received on 06/04/2011
Drawing - 665/02 - Received on 06/04/2011

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