DELEGATED REPORT

Recommendation Made: 4 May 2011

Reference:- 11/00250/FUL **Parish:- Hinckley**

Applicant:- Mr & Mrs G P Divers
229 Ashby Road
Hinckley
Leicestershire
LE10 1SJ

Location:- 229 Ashby Road Hinckley Leicestershire LE10 1SJ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

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

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

There is no relevant planning history on this property.

Consultations:-

No objections have been received from: -
Head of Community Services (Land Drainage)

At the time of writing the report no comments have been received from: -
Ward Members
Neighbours
Site Notice

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Hinckley 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 Hinckley, as defined on 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 proposed side extension is of a lean top design and is set back beyond the front elevation of the existing dwelling. The simplistic design approach and the modest size means there is a very limited impact upon the existing dwelling and the streetscene.

The rear extension is of a lean to and gabled design and therefore generally reflects the general design of the existing dwelling. The extension is significant in size however, by virtue of its position to the rear there is no adverse impact upon the existing dwelling or the street scene and ample rear amenity space remains.

Impact on Neighbours - Side Extension.

To ensure that side extensions remain in keeping with the scale and design of the principle property, the SPD on House Extensions suggests that their ridge be set below that of the main property, they be set back 0.5 metre from the front of the house and they do not exceed half the width of the original dwelling house. In this case the proposed extension does comply with all of the above criteria. There are no side windows at the neighbouring property of No. 227 which is also separated from the proposed extension by a fence approximately 1.5 metre in height which as it progresses down the boundary forms a 2 metre high boundary fence. Given the design of the extension, the height of the existing boundary treatment it is not expected that this will have an impact on the amenities of the occupiers of that property.

Impact on Neighbours - Rear Extension.

The proposed extension projects 4.5 meters from the existing rear elevation. No. 227 is located to the south of the application dwelling and is detached. There is a window to the rear elevation of 227 Ashby Road however; this is separated from the proposed extension by a fence which is approximately 2 meters in height.

No. 231 is located to the north of the application dwelling and is detached. There is a window to the rear and side elevation of 331 Ashby Road however, this is separated from the proposed extension by a fence which is approximately 2 metres in height.

Although the proposed extension exceeds the guidance contained in the SPG by 1.5 metres by projecting 4.5 metres from the 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 considered that this will have an impact on the amenities of the occupiers of the adjacent neighbours 227 and 231 Ashby Road.

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 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 existing dwelling 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 25 March 2011; Site Block Plan to a scale of 1:500 received 25 March 2011; Existing and Proposed Elevations and Floor Plans to a scale of 1:50 and 1:100 drawing number 01 received 25 March 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).

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:- Joanne Orton Ext 5666