LC 25/4/08

DELEGATED REPORT

Recommendation Made: 25 April 2008

Reference:- 08/00236/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr Andy Ward
131 Hinckley Road
Stoke Golding
Warwickshire
Xxxx Xxx

Location:- 131 Hinckley Road Stoke Golding Nuneaton Leicestershire CV13 6ED

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This is a detached house in render with a red tiled conical roof and a timbered front gable over a two storey front bay. There is a previous two storey rear extension with a substantial rear gable. There is a garage attached and set back at the side with a 'cat slide' roof and a gravelled forecourt with a low white painted concrete block wall at back of pavement.

The principal aspect of the proposal is the erection of a two storey extension to one side to replace the existing garage. This would comprise a double garage and living room at ground floor and two additional bedrooms at first floor. It is proposed also to erect a single storey 2m wide extension with a lean-to roof to the other side of the dwelling to form a kitchen extension and utility. It is proposed also to replace the existing front boundary concrete wall with one in brick with railings between piers to an overall height of 1.35m.

Consultations:-

No responses have been received from neighbours. The Parish Council raise no objection but request a condition requiring all construction vehicles to park clear of the highway.

Development Plan Policies:-

BE1

Appraisal:-

In terms of the proposed two storey side extension, the adjacent dwelling at No.129 stands well away from the joint side boundary and has a recently-erected pitched roofed garage to the side adjacent to the proposed extension. In these circumstances the proposal would not have any undue impact on the amenities of the residents of the adjacent dwelling. The first floor rear elevation of the extension would have a French window with 'Juliet' balcony to the proposed bedroom. As well as the open fields beyond, this would provide views into the lower end of the rear garden of the adjacent house. On the basis, however, that such overlooking would be no greater than would be available from a traditional window, this feature is not regarded as an undue intrusion on privacy.

From the point of view of design the extension would be in render with a hipped roof to the front and side to match the design features of the existing dwelling. The first floor front wall would be set back only some 500mm but this would be sufficient to leave the existing front wall and hipped roof as an uninterrupted main feature. The two storey side wall of the extension would be deep and relatively plain and would be visible in the street scene above the garage of the adjacent No.129. This would not be particularly attractive but, on balance, would not warrant a refusal of planning permission.

The small extension to the other side of the dwelling would be of simple design, set well back from the frontage, and would have little impact in the street scene. The adjacent bungalow has a driveway to

the side with car port over and a rear garage. The proposal would have little or no impact upon the amenities of the residents of that dwelling.

The proposed new front garden wall would probably be an improvement on that which it would replace and, at less than 1.5m high, would not be unduly prominent or intrusive in the street scene.

The dwelling has a large forecourt and would have a double garage. The condition requested by the Parish Council would be unreasonable and unenforceable.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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.

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.

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.

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:- Mr R Jacques Ext 5895

Alison White

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 23 April 2008 22:26
Conversation: Report 08/00236
Posted To: Planning Folder
Subject: Report 08/00236

DEVELOPMENT SERVICES
23 APR 2008
RECEIVED

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The proposed new front garden wall would probably be an improvement on that which it would replace and, at less than 1.5m high, would not be unduly prominent or intrusive in the street scene.

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RECOMMENDATION :- PERMIT subject to the following conditions :-

Condition

1. **C1**
2. **C15** **"dwelling"**

Reason

1. **R1**
2. **R10** **(BE1)**

Notes

3. **N20**

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