DELEGATED REPORT

Recommendation Made: 7 September 2011

Reference:- 11/00592/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr John Newman
115 Coventry Road
Burbage
Hinckley
Leicestershire

Location:- 115 Coventry Road Burbage Hinckley Leicestershire LE10 2HN

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a conservatory at the rear of this detached dwelling.

The dwelling comprises of part brick and part rendered external walls and slate roof.

Planning history:

10/00024/FUL – Extensions and alterations to dwelling – Approved on 15/03/2010

Consultations:-

Burbage Parish Council has objected on the following grounds:

a) Lack of information
b) The conservatory is above the 3 m length
c) Privacy of neighbours adjacent to the property

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Burbage 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)
Burbage Village Design Statement

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 Burbage, 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 proposed conservatory has a hipped roof design which abuts the rear elevation of an existing single storey extension with a two storey element to the rear of the main house.

The design principles set out in the Burbage Village Design Statement require extensions to have a similar scale and design using materials compatible with the original building.

The proposal has a hipped roof and is of a typical conservatory design with translucent roof, sliding UPVC doors on the rear elevation and smooth rendered walls that include glazing units on both side elevations. These materials are compatible with the main house. With regards to the scale of the proposed conservatory, it is subordinate in height and width to the single storey extension to which it will adjoin.

Bearing in mind the proposal is positioned at the rear of the property, the conservatory will not harm the character of the existing dwelling or street scene and is therefore acceptable in design terms.

Impact on neighbours amenities

A representation has been received from Burbage Parish Council objecting on the grounds that the proposed extension is above the 3 metre length and is also concerned about the privacy of adjacent neighbouring properties. The House Extensions SPG states that single storey rear extensions will not normally be permitted if they extend more than 3 metres along the common boundary with an adjoining dwelling.

The proposed conservatory will project 4 metres beyond the rear extension of the adjacent bungalow at no. 117. Nevertheless, the proposed conservatory will be off-set 1.5 metres from the boundary line with this neighbouring property. There is wooden fencing 1.8 metres in height along the boundary that prevents any overlooking and therefore no loss of privacy will result. By virtue of its height above the existing boundary treatment and the off-set distance, it is considered the proposed conservatory will not have an overbearing impact on no. 117.

The adjacent dwelling located to the east of the site is no. 2 and is a detached dwelling house situated on the corner plot where Robinson Way meets Coventry Road meet. The dwelling is positioned at an angle with a conservatory angled inwards towards the applicant's site. Again the proposed conservatory will also be off-set 1.5 metres from the 1.8 metre high wooden fencing which will prevent any overlooking therefore no amenity issues will arise.

Given the proposal is for a conservatory with translucent sheets to the roof and predominantly glazing units on both side elevations, no significant shadow will be cast towards either no. 117 or no. 2 Robinson Way. It is noted the neighbour's single storey extension has no side or rear elevation windows and a garden shed follows the neighbour's extension nearest to the wooden fencing. Therefore there is no significant loss of light or overshadowing that will result from the proposal.

Although the proposed extension exceeds the guidance contained in the SPG by 1 metre by projecting 4 metres from the rear elevation of the dwelling, given the design of the extension, its position inset off from the boundary, its relationship with neighbouring properties 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 Policy BE1 of the Local Plan 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 or 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 in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise 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 - M1244/1 - Received on 26/07/2011
Drawing - M1244/2 - Received on 26/07/2011
Drawing - M1244/3 - Received on 26/07/2011
Drawing - M1244/4 - Received on 26/07/2011
Drawing - M1190/5c - Received on 26/07/2011
Drawing - M1190/3c - Received on 26/07/2011

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).

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