DELEGATED REPORT

Recommendation Made: 3 October 2011

Reference:- 11/00670/FUL **Parish:- Witherley Parish Council**

Applicant:- Mr R Boden
48 Foxs Covert
Fenny Drayton
Nuneaton
Leicestershire

Location:- 48 Foxs Covert Fenny Drayton Nuneaton Leicestershire CV13 6BQ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for the erection of a two part gabled roof over the garage and a new porch.

The dwelling is constructed from a combination of brown brick / rendered walls painted in the colour cream and grey plain concrete tiles.

Planning History:

None

Consultations:-

No objection has been received from:-

The Head of Community Services (Land Drainage)

Witherley Parish Council have objected raising the following concerns:

a) Plans submitted are of poor quality and wrong
b) Appearance in relation to neighbouring property
c) Shadow cast

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Fenny Drayton 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, street scene and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Fenny Drayton, 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 proposal is for a two part roof to an existing flat roof garage. The rear element is asymmetrical in design where the roof pitch is the same as the main house with a projecting gable element covering the larger area to the front of the garage. Although the ridge of the extension is at the same height as the existing it is acceptable and is more in character than a lower ridge height due to the size, scale and height of the existing property. The proposal also includes an enclosed porch with no increase in footprint or scale to the existing open canopy, just a minor increase in mass will result. A covered canopy then extends 1.8 metres beyond the proposed porch to the front elevation of the garage.

Witherley Parish Council are concerned how the visual appearance of a gabled roof will sit in relation to the neighbouring properties flat roof garage and canopy design. It has been noted the majority of bungalows have retained the original flat roof garage and canopy design. No. 50 has a gabled roof side extension in replacement of a flat roof and properties in the street are mixed and varied. The proposal is considered to be an acceptable design solution that will be in keeping with the character of the main dwelling and will not harm the character of the street scene.

Given the proposed extensions are small in scale and the design reflects the character of the existing bungalow, it is considered the proposal will not have any adverse impact on the character of the existing dwelling or street scene and is therefore acceptable in design terms.

Impact on neighbour's amenities

The proposed roof extension is off set but adjacent to the garage at no. 49 Foxs Covert. The resultant effect of the revised roof design is that there is a greater mass (approximately 2.5 metres) resulting from the gabled roof and therefore a greater impact upon the amenities of the occupiers of no. 49.

Witherley Parish Council have expressed concern with the amount of shadow that would be cast towards no. 49. Given the location of the proposed extension due west of no. 49 and the suns orientation a shadow will be cast during the afternoon. Bearing in mind the windows along the side elevation beyond the garage at No. 49 serve a corridor and the other is obscure glazed (non- habitable room) the impact will be minimal and not to the detriment of the amenities currently enjoyed by the occupiers of that property. On balance, and giving due consideration to the fact that the extension will run parallel with the garage at no. 49, no material impact upon the neighbours residential amenity would arise from the proposal.

Since the proposal will be 12 metres away from dwelling no. 47 Foxs Covert and 13 metres away from no. 7 Drayton Lane, the proposal does not result in any other material impacts upon residential amenity.

Accordingly, the proposal is compliant with the amenity requirements of Policy BE1 and the SPG.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect either the street scene or 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 existing dwelling and 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 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 - FC/01/01 - Received on 22/08/2011
Drawing - FC/01/02 REV A - Received on 30/08/2011
Drawing - FC/01/03 - Received on 22/08/2011
Drawing - FC/01/04 - Received on 22/08/2011

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