DELEGATED REPORT

Recommendation Made: 14 March 2008

Reference:- 08/00104/FUL **Parish:-** Hinckley

Applicant:- Mr S. McDonald
299 Coventry Road
Hinckley
Leicestershire
LE10 0NE

Location:- 299 Coventry Road Hinckley Leicestershire LE10 0NE

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING (AMENDED SCHEME)

Introduction:-

This is a small hipped roofed detached dwelling with a paved forecourt to this busy main road. It has a single storey kitchen extension to the width of the rear elevation. This appears to be a part-implementation of a two storey rear extension which was approved under application 02/00188/FUL. The dwelling has a 2.2m wide open area to the side and a 1.5m high fence to the side boundary with the adjacent No.301.

The first aspect of the proposal is the erection of a first floor extension above the existing single storey rear extension. This would comprise an additional bedroom with en-suite and would include a rear facing French window with 'Juliet' balcony. An existing rear bedroom would be provided with a window in the side elevation towards No.301.

The second aspect of the proposal is the erection of a single storey side extension. Planning permission was recently refused (07/01295/FUL) for a single storey side extension to the full depth of the original dwelling and the kitchen extension based on the unacceptable impact which the proposal would have had on a side facing kitchen window in the adjacent No.301. The current proposal reflects an amended scheme that was previously negotiated but subsequently rejected by the applicant. It separates the proposed side extension into two elements, a store to the front and a utility to the rear, but leaves an open yard between the two in a position that coincides generally with the side facing window of the adjacent dwelling.

Consultations:-

No representations have been received.

Development Plan Policies:-

BE1

Appraisal:-

A first floor rear extension has previously been approved in similar form to that now proposed. It would be 3m deep and would have a 2m spacing from the adjacent No.297 and 2.5m from No.301 and would not have an unduly overbearing impact on either adjacent dwelling. The proposed rear facing 'Juliet' balcony would be fairly central to the rear elevation of the dwelling and should give rise to no greater overlooking of adjacent rear gardens than would a conventional window.

From the point of view of street scene and design the proposed single storey side extension with a front canopy would be consistent with the design of the original dwelling and would be satisfactory. The open yard now proposed would help to safeguard the limited amount of daylight available to the side facing kitchen window of the adjacent dwelling and is concluded to be a satisfactory compromise which overcomes the previous reason for refusal.

One element that would change as a consequence of the first floor rear extension is that it is proposed to introduce a side-facing bedroom window above the new yard which would face the side kitchen window at No.301. It is concluded, however, that the downward angle of view from this window would be such that the potential degree of loss of privacy in this kitchen would not be such as to warrant a refusal of planning permission, particularly with regard to the fact that the insertion of such a window would, in normal circumstances, be permitted development.

The property as extended would have four bedrooms and there is adequate parking on the paved forecourt for three vehicles.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Decision. — Policy 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.

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.

Contact Officer:- Mr R Jacques Ext 5895

Lisa Clarke

From: roger jacques [roger@thejacques.freeserve.co.uk]
Posted At: 12 March 2008 16:24
Conversation: 08-00104
Posted To: Planning Folder
Subject: 08-00104

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The property as extended would have four bedrooms and there is adequate parking on the paved forecourt for three vehicles.

RECOMMENDATION :- PERMIT subject to the following conditions :-

Condition

1. **C1**
2. **C15** **(dwelling)**

Reason

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

Notes

standard

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