DELEGATED REPORT

Recommendation Made: 20 July 2011

Reference:- 11/00494/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr & Mrs L Thomas
95 Hinckley Road
Stoke Golding, Nuneaton
Warwickshire
CV13 6ED

Location:- 95 Hinckley Road Stoke Golding Nuneaton Leicestershire CV13 6ED

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two part extension that includes a projecting two storey hip followed by an adjoining single storey element to the side and rear of this detached dwelling.

The dwelling is constructed from red facing brick with plain grey clay roof tiles.

Planning History:-

09/00585/FUL – Extensions and alterations to dwelling – Approved on 10/09/2009
93/00170/4 – Extension to dwelling – Approved on 25/03/1993

Consultations:-

Neighbours notified and Site Notice displayed on 24/06/2011

Neighbours notified however no representations received

No objections have been received from Stoke Golding Parish Council

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Stoke Golding 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 Stoke Golding, 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 two storey projecting element has a hipped roof design which abuts the rear of an existing two storey side extension. The ridge line is 1.5 m lower than the ridge on the main house making the extension subservient in design. The proposed second storey extension is then followed by an adjoining single storey lean-to extension which will fill the existing gap up to the existing flat roof garage.

Given the position of both the two storey and single storey elements at the rear of the property and their general subservience that reflects the character of the existing dwelling, the proposed extensions will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Neighbours Amenities

The two storey section of the extension projects 2 meters from the furthest point of the existing rear elevation wall whilst the single storey element will project 2.5 metres. Both the two storey and single storey elements will have a combined length of 4.5 metres in projection.

No. 97 Hinckley Road is sited to the west of the applicant's site and is a detached bungalow. Given the proposed two storey extension projects two metres from the rear elevation wall of the existing side extension that is flush with the main rear elevation wall of the main house, the extension also falls in line with the rear elevation of no. 97, therefore, no significant material impacts will arise upon the amenities currently enjoyed by the occupiers of that property.

The proposed single storey element of the extension is adjacent to the garden boundary line with dwelling no. 97. As a result of the lean-to roof design, a mass of approximately 2.75 metre square of side elevation will be positioned above the existing 1.8 metre high wooden fencing to the adjacent boundary and therefore will have some impact upon the amenities of the occupiers of no. 97. Giving due consideration to the fact that the amount of mass above the existing boundary treatment is not considered to be significant; no overbearing impact upon amenity would arise from the proposal. The two storey element of the side extension will not extend beyond the rear elevation of no. 97.

Bearing in mind the extensions position, due west of no. 97 a small shadow will be cast during late afternoon / evening. Nevertheless, given the extent to which the extension extends above the existing fence, the amount of shadow cast is not considered to adversely impact on neighbours residential amenity in terms of loss of light and overshadowing.

No. 2 Greenwood Road is situated to the west of the applicant's site and is a semi-detached dormer bungalow. The side elevation walls of the proposed two storey side extension will be approximately 10.5 metres to the dormer windows serving a habitable room at no. 2. Although this is contrary to advice given in the SPG which states that the distance between the window of a habitable room to a blank wall should not be less than 14 metres in the case of a two storey, it is noted the dormer window on the adjoining bungalow is 6 metres to the side elevation of the main house. Given the circumstances of the surrounding layout it is not considered to be detrimental to the amenities of no. 2. There are no first floor side elevation windows that would allow for overlooking into the curtilage or dwelling house of dwelling no. 2.

Due to the separation distance to no. 4 Greenwood Road the proposal does not result in any material impacts upon the amenities enjoyed by the occupiers of that property.

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

Highways

The proposal involves extending an existing bedroom. No parking space at the front of the dwelling will be lost as a result of development where there is currently sufficient off-street parking space for this dwelling house.

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 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 character and appearance of the existing dwelling or street scene and would not harm neighbours amenities 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 - PP-01523537 - Received on 20/06/2011
Block Plan and Site Location Plan - Received on 20/06/2011

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:- **Kevin Roeton Ext 5919**