Sent to Mike Race 12th July '10.

DELEGATED REPORT

Recommendation Made: 12 July 2010

Reference:- 10/00197/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr D Lear
The Spinney
Grove Road
Burbage
Hinckley

Location:- The Spinney Grove Road Burbage Hinckley Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING INCLUDING ERECTION OF A GARAGE

Introduction:-

This is a full application for extensions and alterations, including a detached garage, at The Spinney, Grove Road, Burbage. The site is located on the north east side of the junction between Grove Road and Twycross Road. Grove Road contains large, individually designed, detached properties, set back from the road to the north of Twycross Road, and closer to the south. Grove Road contains mature vegetation that softens the urban form of this area of Burbage.

The Spinney is a detached two storey red brick dwelling, with small clay tiles to the roof. The property is set back from the highway with a double garage to the rear. A tree preservation order, issued in 1983, protects the trees (3 Ash and 6 Austrian Black Pine trees) to the front of the dwelling, and trees and holly hedge to the rear southern boundary.

It is proposed to relocated the double garage to the front of the property abutting the eastern boundary, resulting in the loss of 2 Ash and 1 Sycamore trees. A two storey side extension, flush with the existing front wall of the dwelling and ridgeline, incorporating a ground floor bay window is proposed to the western elevation. A first floor rear extension is proposed over the existing lean to extension with a lean to ground floor extension beneath. A porch is proposed to the front entrance with pitched roofs introduced above the two main first floor windows. The plans also show the front elevation being rendered at ground floor and tile hung at first. The rear elevation would be rendered.

Relevant Planning History

06/00717/TPO	Removal of 1 No. Australian pine and 1 No. Thuja and works to 2 No. Austrian pine.		
	Approved	27.07.06	
92/00163/4	Alterations and extensions to dwelling	Approved	15.04.92

Consultations:-

- Director of Environment and Transport (Highways)- Has referred the case officer to the County Council standing advice note.
- Director of Environment and Transport (Ecology) – Whilst a ecology survey has been submitted, no reference of the surveyor or Natural England Licence number has been included. The survey indicated the presence of cracks and crevices that could accommodate bats and therefore the survey was inconclusive. It recommended that an emergence survey be carried out prior to determination of the application.

- Burbage Parish Council – No objection
- The Borough Council's Arboricultural Consultant – The tree report only provides details of the trees proposed for removal, but does not consider trees for retention. The 6 pine trees are most important, but the two ash contribute significantly and are part of the important garden environment.

The proposed garage is too close to one of the pines. The two ash trees are showing signs of decreasing vigour – possibly due to disturbance on the east side. In terms of useful life expectancy I estimate 10-20 years (Category C) which should not normally be retained when a significant constraint

on development. However the ash and pine trees have developed together ash removal of the ash could have a significant impact on the stability of the pines which are classified A or B and therefore essential for retention. Refusal is recommended.

- Head of Community Services (Land Drainage)- hard surfaces should be permeable with sustainable drainage methods employed wherever possible.

Development Plan Policies:-

Local Development Framework-
Core Strategy- None relevant

Hinckley and Bosworth Local Plan

Policy BE1- Design and siting of development.
Policy T5- Highway design and vehicle parking standards

Supplementary Planning Guidance – House extensions
Supplementary Planning Document- Burbage Village Design Statement.

Appraisal:-

The main issues for consideration are the impact of the proposal on the character and appearance of the property and the area, the effect on the trees and their removal on the character of the area, highway safety and amenities of neighbouring properties.

Highway Safety
The County Council have referred the case officer to standing advice produced by them, with regard to parking spaces and garage width and length. It is considered that there are sufficient parking spaces available on the site to comply with the standing advice. It is not considered that the proposal would detrimentally affect highway safety.

Amenities of residents
The nearest property is Merton House, located to the east of the application site. This is a large two storey detached property that extends beyond the rear elevation of the application site. Since the main extension is to be located on the opposite side of the property to Merton House, it is not considered that this element of the proposal would detrimentally affect the amenities of the residents of Merton House. Due to the footprint and scale of Merton House, it is not considered that the other proposed alterations would detrimentally affect the amenities of the residents of nearby neighbours.

Loss of Trees
The proposed relocated garage would result in the loss of two ash and one sycamore trees. The two ash are protected by a group TPO order dated 1983. Whilst the Ash trees are not in themselves perfect species, it is considered that they have a significant contribution to the amenities of the area. The Councils Arbouricultural advisor has raised concerns that that the removal of the ash trees could affect the stability of the Pine trees, which are essential to retain. Whilst the position of the garage has been moved away from the pine tree, there would remain concern over the impact of the loss of the ash trees on the health and stability of the pines. There has been no justification for the position of the garage in this location, which would override the loss of the trees.

Design and appearance of the extension.
The proposed rear first floor and ground floor extensions are considered acceptable in principle, however there design is contrary to advice within the adopted SPD on house extensions.

This Authority's adopted Supplementary Planning Guidance on house extensions states extensions 'must be subordinate in size' to the main dwelling to prevent flat fronted, monotonous extensions that look odd in the context of other development on the area. It states that extension should not overwhelme the existing house or neighbouring properties.

The two storey side extension is sited to be flush with the front elevation of the dwelling and carries the roof line of the property through. The extension is proposed to extend to the boundary of the site with a

large bay window proposed to the front. It is considered that the proposal is not subservient to the main dwelling and draws the attention to the extension rather than the original dwelling. The proposed porch attempts to introduce an element to the front of the original dwelling to counter this effect, however the roof shape and pitch results in a feature that sits uncomfortable on the front of the dwelling. The proposed hanging tiles are not considered to add to the character of the dwelling or area.

It is acknowledged that Grove Road contains a mix of large individually designed dwellings, however it is considered that due to the corner location of The Spinney, a step back if not down, reducing the dominance of the extension, would assist the property turn the corner, taking the focus from the extension and back to the original dwelling. Additional architectural detail to the side extension would assist in improving the street scene to Twycross Road. The width of the extensions, right to the boundary increase the extensions dominance on Twycross Road, which could be alleviated by slightly reducing the footprint and carefully considering the design.

The majority of first floor windows currently break the eaves line and have catslide roofs resulting in a break in the eaves and contributing to the character of the dwelling. It is proposed to replace these with pitched roofs, adding additional bulk to the property and eroding its character further.

It is considered that overall the proposal has been designed without considering this authorities design guidance, and when taken as a whole, erode the character of what is currently an attractive dwelling in attractive surroundings that contributes to the character of the area. It is therefore considered that the application is contrary to Policy BE1 and Supplementary Planning Guidance on house extensions,

Conclusion
It is considered that overall, when considered together the proposed changes would detrimentally affect the character and appearance of the property, to the detriment of the overall character of Grove Road. This when considered with the loss of the protected Ash trees the relocation of the garage would result in, cumulatively results in development contrary to policies BE1 and Supplementary planning guidance.

RECOMMENDATION :- REFUSE, for the following reasons :-

Reasons :-

1 In the opinion of the Local Planning Authority, the proposed relocation of the garage would result in the removal of two ash trees protected by a group Tree Preservation Order. Their loss is considered to be detrimental to the character of the streetscene and could result in significant harm the health of other trees forming the group. This is contrary to Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

2 In the opinion of the local planning authority the design and appearance of the proposed extensions by virtue of the size, scale and design would detrimentally affect the character and appearance of the original dwelling and streetscene. This is contrary to policy BE1 of the adopted Hinckley and Bosworth Local Plan, and guidance within supplementary planning document 'house extensions'.

Notes to Applicant:-

1 A redesign scheme, redusing the mass and scale of the side extension and removing the front garage may receive favourable consideration.

Contact Officer:- Sarah Fryer Ext 5680 **Date Printed:** 12 July 2010