DELEGATED REPORT

Recommendation Made: 29 November 2011

Reference:- 11/00753/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr & Mrs B Lear
14 Troon Way
Burbage
Hinckley
Leicestershire

Location:- 14 Troon Way Burbage Hinckley Leicestershire LE10 2GX

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks full planning permission for the erection of a two storey extension to the front and a single storey extension to the rear of this detached dwelling.

The dwelling is constructed from buff brick with grey concrete roof tiles.

History:

None

Consultations:-

Neighbours notified but no consultation responses received

Burbage Parish Council has no objection to this application

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 extensions 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 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 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 proposed two storey extension to the front of the property has a hipped roof design that reflects the character of the main house. It will project out 1.8 metres, the same distance as the existing two storey projecting hip on the main house. The ridge line is 1.3 metres lower than the main ridge. The scale and design of the front extension will create a subservient extension that is compatible with the main house. The windows on the front elevation will be consistent with the main house in terms of fenestration details.

The proposed front extension will extend 4.1 metres in width which is less than half the width across the main house in compliance with the SPG. The extra mass to be added to the front elevation will be visually proportionate to the rest of the dwelling. The extension will be sited on a corner plot elevating its visual prominence in the street scene. Nevertheless, the extension is subordinate and will not appear visually dominant from street view and therefore does not have a detrimental impact on the street scene.

The proposed single storey extension has a hipped roof design and will adjoin the existing single storey extension to the rear of the dwelling. It will project 4.1 metres which is 2.2 metres extra than the existing single storey extension creating an L-shape with a projecting hip element. The form and scale of the proposed rear extension is considered to be compatible with the original building.

The use of facing brick and concrete interlocking roof tiles on both extensions will match the materials used on the main house. Given the design and scale of the proposed front and rear extensions, it is considered that the proposal will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms and compatible with the principles of the Burbage Village Design Statement.

Neighbours Amenities

Given both the extensions will be on the respective elevation to the south side of the main house off-set a significant distance from the immediate neighbouring property (no. 16) and the site forms the corner plot along Troon Way adjacent to the highway along Broadsword Way to the south and the flood relief basin to the west, no adverse impact on residential amenities will arise.

Conclusion

The proposals would respect the scale and character of the existing dwelling and would not adversely affect 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, the Burbage Village Design Statement and the Adopted 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 extensions would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of 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 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 - 1057 02 Rev. A - Received on 05/10/2011
Drawing - 1057 01 - Received on 05/10/2011
Site Location and Block Plan - Received on 05/10/2011

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