COMMITTEE EXTRACT

Committee Date: 29 July 2008

Reference:- 08/00512/FUL **Parish:-**

Applicant:- Mr Jamie Crossfield
17 Thornfield Way
Hinckley
Leicestershire
LE10 1BE

Location:- 17 Thornfield Way Hinckley Leicestershire LE10 1BE

Proposal:- EXTENSION AND ALTERATIONS TO ROOF

Introduction:-

This is a full application by an employee of Hinckley and Bosworth Borough Council that seeks planning permission for the erection of a contemporary styled dormer window to the rear roof of this semi-detached dwelling. The conversion of the roof space and the creation of the dormer window will provide an additional bedroom and en-suite bathroom at the property.

The property has a large rear garden that falls away towards Southfield Road to the south. Within the rear garden and close to the back of the house is a large coniferous tree and along the rear boundary are a number of mature trees of both deciduous and coniferous species. These trees obscure any direct views between the rear elevations of the application property and those on Southfield Road.

History:-

None

Consultations:-

No objection has been received from:-

Director of Highways, Transportation and Waste Management (Highways)
Director of Community Services (Ecology)
Head of Community Services (Pollution)
Head of Community Services (Land Drainage).

The occupiers of no.29 Hurst Road object to the proposal as it will cause significant overlooking of their garden reducing their privacy, will obscure their view, and the occupation of the extension will increase disturbance and noise levels and will result in the loss of mature trees through the need for light in the extension in the future. In reading this objection, it would appear the extent of the extensions are misunderstood. The proposed extension is only for the addition of a dormer window to the rear roof slope only.

Development Plan Policies:-

The property is within the settlement boundary for Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 considers the design and siting of the development, in terms of the effect on the character of the area, amenities of neighbours and highway safety.

The Council's adopted Supplementary Planning Guidance on House Extensions provides a series of numeric standards that all house extension should seek to achieve.

Appraisal:-

The main consideration with regards to this application is whether the proposed dormer window represents an acceptable form of development in terms of its design and appearance and its impact on the amenities of neighbours.

Design and Appearance

The dormer window is to be sited on the rear roof slope of the property and therefore cannot be seen from Thornfield Way. It is likely that the dormer window may be seen from the spaces between properties on Hurst Road however these will be at a glimpse only.

The dormer window whilst being large, is of a simple pitched roof design with symmetrical contemporary glazing proportions. The dormer whilst being a modern addition to the property does reflect the properties gabled character with heavy glazing detail and is therefore considered an acceptable addition to the property.

Amenities of Neighbours

The dormer window, by virtue of it being an extension to the roof of the property will add an additional storey to this existing two-storey property. The creation of this additional storey is no worse than the overlooking that currently exists from the windows in the rear elevation at first floor.

The objection received from the occupiers of no.29 Hurst Road in terms of overlooking of their garden is not considered valid or material in the determination of the application. The rear garden of no.29 is located to the side and slightly further of the side elevation of the application property and therefore it will be impossible for any overlooking to be possible from the proposed dormer window. Issues relating to loss of outlook are not a material consideration in the determination of a planning application and the concerns raised about disturbance and noise from the use of the extension are unlikely to represent a material detriment to any adjacent occupiers due to the size of the proposal and its distance from any adjacent dwelling.

The separation distance between the face of the dormer and the rear elevations of properties on Southfield Road is 55 metres and therefore far exceeds the minimum separation distance required by the Supplementary Planning Guidance to protect residential amenity. Additionally, due to the number of trees within the rear garden all views of the properties on Southfields Road are obscured. All of the trees discussed are not subject to tree preservation orders and can therefore be removed at any time by the appropriate owners, however there is no indication that trees are to be removed.

In summary the proposed dormer results in a satisfactory addition to the dwelling that is compatible with the existing design and character and does not result in any detriment to the amenities of neighbours.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development shall proceed in accordance with the details specified on the submitted application form, unless agreed otherwise 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.

3. As from 6th 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.

Contact Officer:- James Hicks Ext 5762

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History:-

None

Consultations:-

No objection has been received from:

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Director of Community Services (Ecology)
Head of Community Services (Pollution)
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Contact Officer:- Ext

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History:-

None

Consultations:-

No objection has been received from:

Director of Highways, Transportation and Waste Management (Highways)
Director of Community Services (Ecology)
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

At the time of writing no neighbour objection has been received.

Development Plan Policies:-

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