DELEGATED REPORT

Recommendation Made: 1 September 2011

Reference:- 11/00504/FUL **Parish:- Witherley Parish Council**

Applicant:- Mr John McGreevy
1 Ratcliffe House Lane
Ratcliffe Culey
Atherstone
Leicestershire

Location:- 1 Ratcliffe House Lane Ratcliffe Culey Atherstone Leicestershire CV9 3LZ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection a single storey extension to the side of this semi-detached dwelling.

The dwelling is constructed from a combination of red facing brick and textured rendered walls painted in the colour cream and dark brown pantile roof tiles.

An amended plan has now been received that shows a three paned window to be proportionate in size with the three paned windows on the front elevation of the main house. As this is a minor amendment to the original scheme, the amended plan has not been reconsulted.

Recent Planning History:

None

Consultations:-

Site notice displayed on 01/08/2011 and neighbours notified.

No objections have been received from:-

The Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

The site lies outside a settlement boundary as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy NE5 - Development in the Countryside

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, surrounding area, countryside and on the amenities of the occupiers of neighbouring properties.

Principle of development

The site is located outside the settlement boundary of Ratcliffe Culey falling within countryside. Nevertheless, the development will be sited within the residential curtilage of the dwelling, which is bound by hedging along the northern boundary of the site. This area of land is considered to be curtilage area as there is defined boundary treatment to the north, formal rear garden space to the east and driveway to the west.

Policy NE5 sets out the criteria for assessing applications stating that planning permission will be granted for built and other forms of development in the countryside if among other things it is an extension of existing buildings and it does not have an adverse effect on the appearance or character of the landscape, it is in keeping with the scale and character of existing buildings and general surroundings and where necessary it is effectively screened by landscaping or other methods.

Impact on existing dwelling

The proposed extension has a hipped roof design with a low roof pitch. Ideally the roof pitch should be the same as the main house. However, there is a first floor side window in the side elevation that acts as a building constraint to the roofs height and the angle of pitch. This issue was discussed with the agent and it was argued by the agent a lower roof pitch is the only practical solution. In this instance, given the constraint and the fact the roof is hipped, a shallower roof pitch is considered to be satisfactory as not to have a detrimental impact on its character.

The proposed extension extends 4.6 metres outwards to the side of the property extending over half the width across the main house which adds extra mass. However, the side extension will be set back 0.5 metres to retain a degree of subservience as not to overwhelm the main house. The scale of the proposed single storey extension generally respects the mass of the main house.

The material types used on each elevation will match with the two types of materials used on the main house. The front elevation will be rendered whilst the side and rear elevations will comprise of facing brick. This uniform pattern of material types on the external walls and brick quoins on the front elevation of the side extension will mirror the character of the existing dwelling.

An amended plan has now been received that removes the four paned window on the front elevation with a three paned window in order to ensure the size and proportion of the window matches those on the front elevation of the main house to create a unified overall appearance.

Impact on surrounding area

The dwelling forms part of a single design semi-detached pairing with symmetrical hipped roof properties. It is noted dwelling No. 4 has already been extended with a single storey flat roof side extension which is visible from street view along Ratcliffe House Lane. Nevertheless it is not open to the wider views from Ratcliffe Road. The property occupies the first plot within the street, where its end side (north) elevation is visible along Ratcliffe Road.

The rear corner section of the proposed side extension will be set in from the back of the highways by approximately 6.5 metres. In addition to this in-set from the highways there is a native hedgerow adjacent to the grass verge which will visually soften the extensions impact. It is not considered the scale of the side extension, which is in proportion to the main house, will visually dominate the surrounding area. Therefore, it is deemed that it will not have a detrimental impact on the surrounding area.

Impact on countryside

The side extension is inset from the highway and will be partially screened by the native hedgerow which provides an effective form of landscaping reducing the visual impact of the extension within the countryside. The extension is also considered acceptable in its design and scale to the main house therefore does not have an adverse effect on the appearance of the countryside.

Impact on neighbours amenities

Since the extension is sited behind the side (north) elevation of the main house and faces highways to the

north, no adverse impact on the residential amenities enjoyed by the occupiers of no. 2 will arise from development.

Conclusion

The proposal would respect the scale and character of the existing dwelling, the character of the surrounding area or the appearance of the countryside and would not affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 and NE5 of the Local Plan and generally conforms to 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 would be in accordance with the development plan and the proposed development by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the dwelling, street scene or countryside and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & NE5

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

2 Before any development commences, representative samples of the type and colour of brick as well as the paint finish and texture to the rendered walls, and tiles to be used on the proposed extension; shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Drawing - 010411 REV A - Received on 31/08/2011
Site Location and Block Plan - Received on 25/07/2011

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