DELEGATED REPORT

Recommendation Made: 1 June 2011

Reference:- 11/00237/FUL **Parish:- Ratby Parish Council**

Applicant:- Kevin Callachan
8A Danehill
Ratby
Leicester
Leicestershire

Location:- 8A Danehill Ratby Leicester Leicestershire LE6 0NG

Proposal:- EXTENSION AND ALTERATIONS TO DWELLING

Introduction:-

This application seeks to obtain full planning permission for a two storey side extension with projecting gable and a single storey rear extension at this detached dwelling.

The dwelling is constructed from red facing brick and grey pantile roof tiles.

Amended plans have been received showing the insertion of a first floor window to the side (north facing) elevation of the side extension.

Planning History:

87/00211/4 - Proposed storm porch - Approved on 02/04/1987
84/00009/4 - Erection of garage and chimney to lounge - Approved on 13/02/1984

Consultations:-

No objection has been received from:-
Ratby Parish Council

Neighbours notified no representations received.

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Ratby as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

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 Ratby, 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 Dwelling and Streetscene

The proposed two storey side extension has a gabled roof design. The extension will be set back 2.5m from the front elevation with a ridge line 0.7m lower than the ridge on the main house. It is therefore considered to be subservient to the main house.

Bearing in mind the property sits in a street with a staggered building line the proposed development would not result in a “terracing effect”. There would be a graded appearance between the main dwelling, the side extension and dwelling no. 10 which is considered acceptable to the character of the surrounding area.

The projecting gable to the rear has a ridge line that is 0.8m lower than the ridge on the main section of the extension which reduces its mass, making it further subservient in design to the main house. Due to the staggered siting of the dwellings the continued mass of brick will be visible when looking at the site down Danehill therefore visible in the street. In order to break up the mass of facing brick a high level obscure glazed window will be inserted on the left side of the gable end of the side extension. With the inclusion of a pane of glass which will break up the monotony of facing brick the extension is considered to respect the scale and character of the main house and the staggered setting within the street scene.

At the rear the two storey projecting gable will be reduced in height to a single storey level extending 2.5 metres in width across the rear elevation with a mono-pitched roof. The design and massing of the two part section when viewed at the rear is considered to respect the character of the main house.

The overall proposal is considered acceptable in terms of the design requirements of Policy BE1 and the House Extension Design Guide SPG.

Impact on Neighbours

No. 10 Danehill is located to the north of the application site and is a semi-detached property. The application dwelling is sited further forward towards the road frontage than the neighbour No. 10 therefore the proposed extension will be located alongside the boundary projecting some 6 metres forward of no. 10. There is a driveway / garage which provides a 3 metre gap to the front elevation of this neighbouring property where the first floor bedroom window is inset and the main door is closest to the extension. Given the distance to the dwelling and location of the garage between the properties it is considered that the proposal will not adversely affect the neighbours amenities.

The extension will extend back 4 metres beyond the rear elevation of the main house, falling 4m in front of the rear elevation of no. 10. The first floor side elevation window is obscure glazed and does not serve a habitable room. A first floor bedroom window will be inserted into the rear elevation of the projecting gable. It is noted there is a 3.5 metre high conifer hedge along the boundary which provides some enclosure. Whilst this first floor rear window will allow for some minor overlooking into a section of the rear garden at no. 10. Bearing in mind the window is inset and the view into the neighbours garden would be at an angle there will be no direct overlooking. Given the residential layout of this estate which allows for a certain amount of overlooking into neighbouring properties it is not considered the window will result in a material loss of privacy to the detriment of no. 10 significant enough to warrant a refusal of planning permission on those grounds.

No. 8 Danehill is to the south west of the application site located further forward of the applicants property with all the proposed extensions sited behind the main house. The single storey extension will project 4 metres from the rear elevation and taking into account the extension will be 4.4 metres from the boundary with no. 8 and there are no first floor side elevation windows proposed, it is not considered the proposal will have any material impacts upon residential amenity to that neighbouring property.

Highways

The proposal will result in the addition of one extra bedroom to this three bedroom dwelling. There is a separate parking plot for at least two vehicles in front of the main property along the side garage section at no. 8. At least one car parking space will also be retained on the main driveway therefore sufficient on-site parking

space is available.

Conclusion

The proposal would respect the scale and character of the existing dwelling and street scene 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, 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 extensions would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the existing dwelling and the street scene and would not harm highway safety and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & T5

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 first floor high level window to be inserted in the side (north facing) elevation of the side extension shall be obscure and fixed glazed and shall be retained as such at all times thereafter.

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

Drawing - 2011-KC01 revision D - Received on 01/06/2011
Site Location and Block Plan - Received on 07/04/2011

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 To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4 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