COMMITTEE EXTRACT

Committee Date:

Reference:- **08/00849/FUL** **Parish:-** **Osbaston Parish Council**

Applicant:- **Mr Richard Allen**
1 Ebenezer Cottages
Barton Road
Osbaston Tollgate
Osbaston

Location:- **1 Ebenezer Cottages Barton Road Osbaston Tollgate Osbaston Nuneaton**

Proposal:- **EXTENSIONS AND ALTERATIONS TO DWELLING**

Introduction:-

This is an end terraced Victorian dwelling of red brick and slate roof. The side elevation of the existing dwelling is faced on a smooth faced render of off white colour. There is a detached garage to the rear and driveway to the side. To the side of the dwelling is the rear garden of the properties of Curtis Way.

This application proposed a single and two storey extensions to the rear. The two-storey extension comprises the extension to the existing original outrigger with modifications to the roof to create a full width extension to the rear of the dwelling. The single storey extension is also of full width and has a lean to style roof. An addition first floor bedroom window is altos proposed within the side elevation of the existing house.

Planning history

None relevant

Consultations:-

No highway objection.

Development Plan Policies:-

BE1
SPG on House Extensions

Appraisal:-

There are two principle issues for consideration, impact on amenity and design.

Given that the extension is to the existing outrigger there is no impact on light levels or the general amenities of no.2. The single storey extension will extend someway along the shared boundary shared with no.2 but due to the existing position of the original outriggers to both the application property and no.2 the impact this extension will have is marginal. On balance and given that no objection has been received the extension is considered acceptable in terms of its impact on the amenities of no.2.

The rear elevations of nos.2 and 4 Curtis Close faces the side elevation of the existing dwelling however a separation distance of 15.5m exists. The extensions proposed will not extended any closer than the side elevation of the existing dwelling and will not therefore result in any further detriment to the amenities of these occupiers. Furthermore the position of the existing outriggers already obliterate a degree of natural light into these gardens and therefore the proposal will not extend further rearward resulting in a material loss of light.

The additional first floor window proposed to the side elevation is to serve a bedroom and will be the only window to the bedroom. The separation distance between the side elevation of the existing

dwelling is 15.5m and whilst this window does face the rear elevation of the adjacent dwelling on Curtis Close, this distance is considered to be sufficient to mitigate any overlooking and privacy concern. Whilst this issue is a matter of professional judgement, consideration has been given to the fact that no objection has been received from any occupier of Curtis Close and therefore neighbours consider the proposal acceptable.

The additional ground floor windows in the side elevation are no likely to give rise to any privacy issue as the sites side boundary is denoted by a 1.8m high close boarded timber fence.

The design of the extension is such that the character of the existing dwelling is maintained through appropriate roof pitches and, overall mass and fenestration detail.

On balance the proposal represents an appropriately designed extension to this character end terraced dwelling that doesn't result in any material detriment to the amenities of others.

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, would not be to the detriment of the character of the property or the surrounding area or residential amenity.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and SPG on House Extensions

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 types and colours of materials to be used on the external elevations of the proposed extensions 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.

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.

4 The approved plans relevant to this decision are those submitted with the application dated 27 August 2008.

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:- James Hicks Ext 5762

